HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2015

Highlights

- Vancouver CMA housing starts totalled 19,212 in 2014, with a small annual increase in both multiple-family and single-detached starts,
- Housing starts in the Abbotsford-Mission CMA totalled 499 in 2014; and
- Upward momentum in the MLS® resale market continued in the fourth quarter for both the Vancouver and the Abbotsford-Mission CMAs.

Figure 1

* Seasonally adjusted annual rate
Source: CMHC

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Vancouver CMA New Housing Market

Total housing starts in the Vancouver Census Metropolitan Area (CMA) were trending at 20,030 units in December 2014, up marginally from 19,511 in November (Figure 1). The trend is a six-month moving average of monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts totalled 19,212 units in 2014, 2.8 per cent above the previous year. Although there was a decrease in the construction of apartments in 2014 compared to the previous year, a pick-up in single-detached and townhouse starts resulted in higher construction activity in the CMA. More than half of all starts were concentrated in the cities of Vancouver, Surrey, and Richmond.

Single-detached homes, which comprised 23 per cent of new home starts, had ten consecutive months of year-over-year increase and totalled 4,374 units, 9 per cent above 2013's number. A decline in the number of completed and unabsorbed single-family homes (unsold ready for immediate purchase) compared to last year, in addition to an increase in absorbed units has supported the construction of single-detached homes.

By the end of the year, 77 per cent of total starts were multiple-family units, which include semi-detached units, rows and apartments. While semi-detached starts were unchanged, a year-over-year increase for town homes countered the decline in apartment units. As a result, multiple-family starts totalled 14,838 units, 146 units above 2013. As was the case in the single-detached market, a high proportion of multi-family units have been absorbed by completion resulting in a 25 per cent decline in inventory compared to December of last year. On the other hand, there were 20,771 multiple-family units under construction, six per cent above 2013, which will add to the inventory as they reach completion.

Abbotsford-Mission CMA New Housing Market

Housing starts in the Abbotsford-Mission CMA were trending at 475 units in December, compared to 431 units in November (Figure 2). The actual number of homes started totalled 499 units in 2014, compared to 749 in 2013. A decline in multiple-family starts, mainly due to fewer rental projects compared to 2013, was partially off-set by an increase in single-detached starts. Multiple-family starts decreased to 248 units from 548 units in 2013 with just 35 rental units started in 2014, compared to 265 units in 2013. This decline in multiple-family starts was partially off-set by an increase in single-detached housing starts to 251 units in 2014 from 201 units in 2013. The majority of all starts – 75 per cent – were in the City of Abbotsford. In the City of Mission, the only type of homes that were started were single-detached, which has been the trend since 2009, with the exception of 2013, when there was a limited number of apartments built.

Greater Vancouver MLS® Market[2]

The Greater Vancouver resale market ended 2014 in balanced market territory. Sales of existing homes in 2014 were up from 2013, supported by demand fundamentals such as historically low mortgage interest rates and gains in employment and population. Fourth quarter MLS® sales were 11 per cent higher compared the same period a year

Figure 2

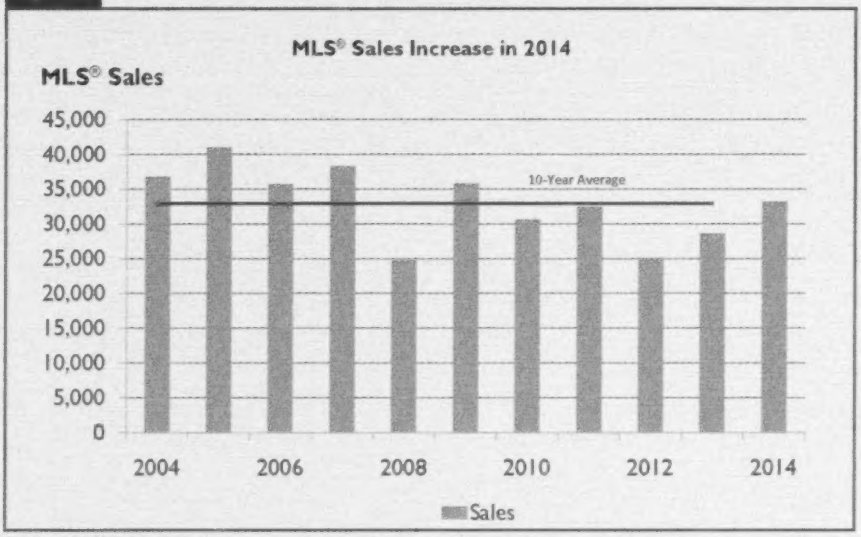
* Seasonally Adjusted Annual Rate
Source: CMHC

[2] MLS® is a registered certification mark of the Canadian Real Estate Association (CREA)

ago. The increase in MLS® sales was evident across all housing types and municipalities. This rounded 2014 out with an annual total of 33,185 MLS® sales, 16 per cent higher than last year and slightly above the ten-year average (Figure 3).

The number of new listings in 2014 was two per cent above 2013's level. However, the increase in sales exceeded the pace of increase in new listings, putting upward pressure on home prices. Prices grew consistently throughout the year, with the highest price appreciation occurring in the first quarter. On an annual basis, the average price for single-detached homes showed the strongest appreciation, followed by apartments and townhouses. As a result, the annual average MLS® home price moved to $812,699 in 2014, six per cent higher than recorded in 2013.

Figure 3



Source: REBGV

Fraser Valley MLS® Market[3]

In areas covered by the Fraser Valley Real Estate Board (FVREB), MLS® sales of existing homes reached an annual total of 15,017 sales, 16 per cent higher than in 2013. Most of the increase in sales was for ground-oriented housing –single-detached and townhouse sales rose 17 and 19 per cent, respectively. Apartment home sales, on the other hand, rose four per cent over the same period. Single-detached homes comprised the majority of sales, followed by townhouses and apartments. Sales of ground oriented housing accounted for 83 per cent of the sales compared to 81 per cent in 2013, while the share of condo sales declined from 19 per cent to 17 per cent of the total sales. Similar to 2013, the Fraser Valley Real Estate Board area held 30 per cent of the market share in terms of the number of MLS® sales in the Lower Mainland, with the rest of sales in the Greater Vancouver Real Estate Board area.

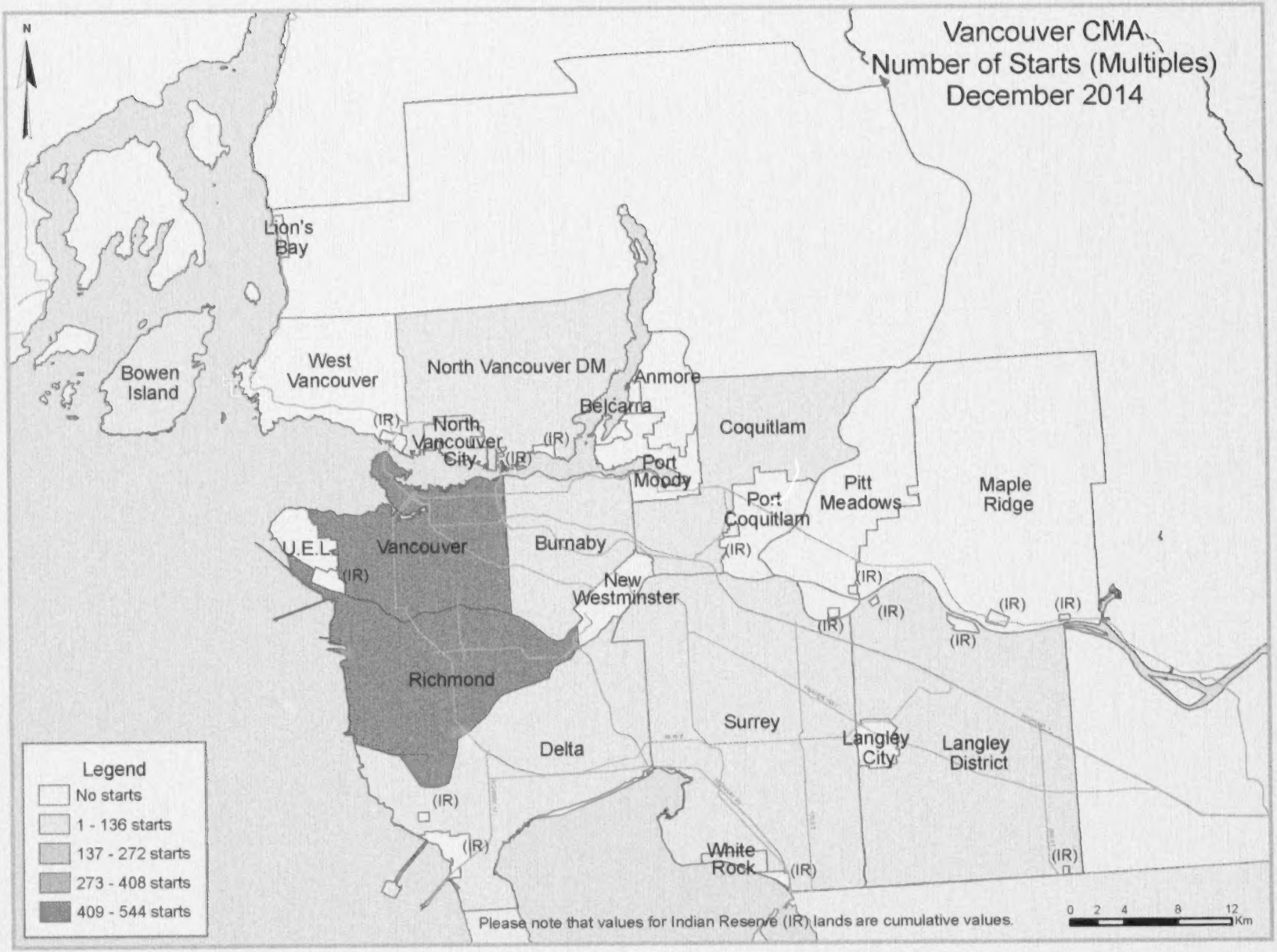
As a result of higher housing demand in the FVREB area compared to the year before, all types of housing saw an increase in their MLS® prices with single-detached home prices up by five per cent and both townhouses, and apartment prices increasing by four per cent compared to the prior year.

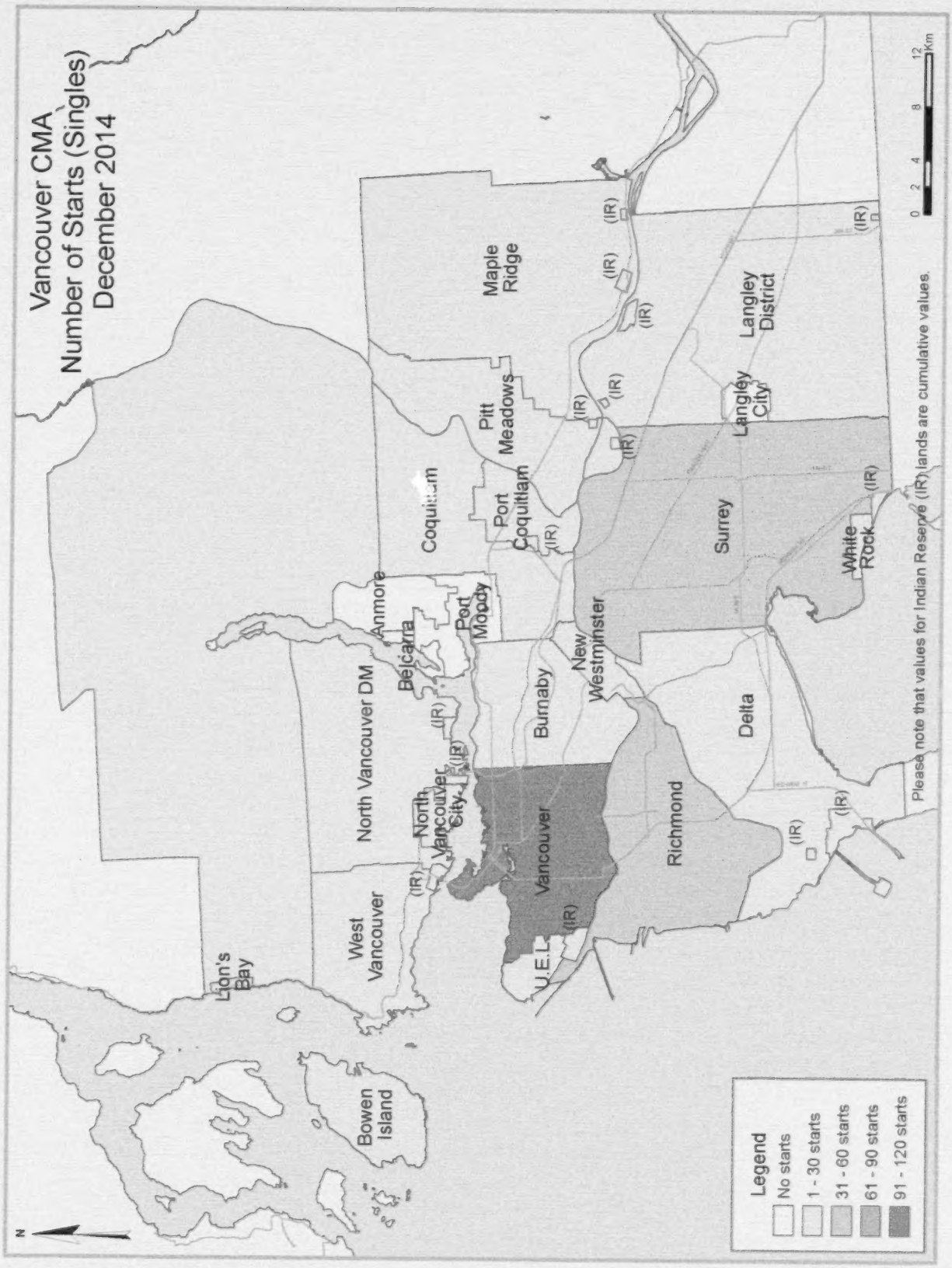
[3] Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford, Mission

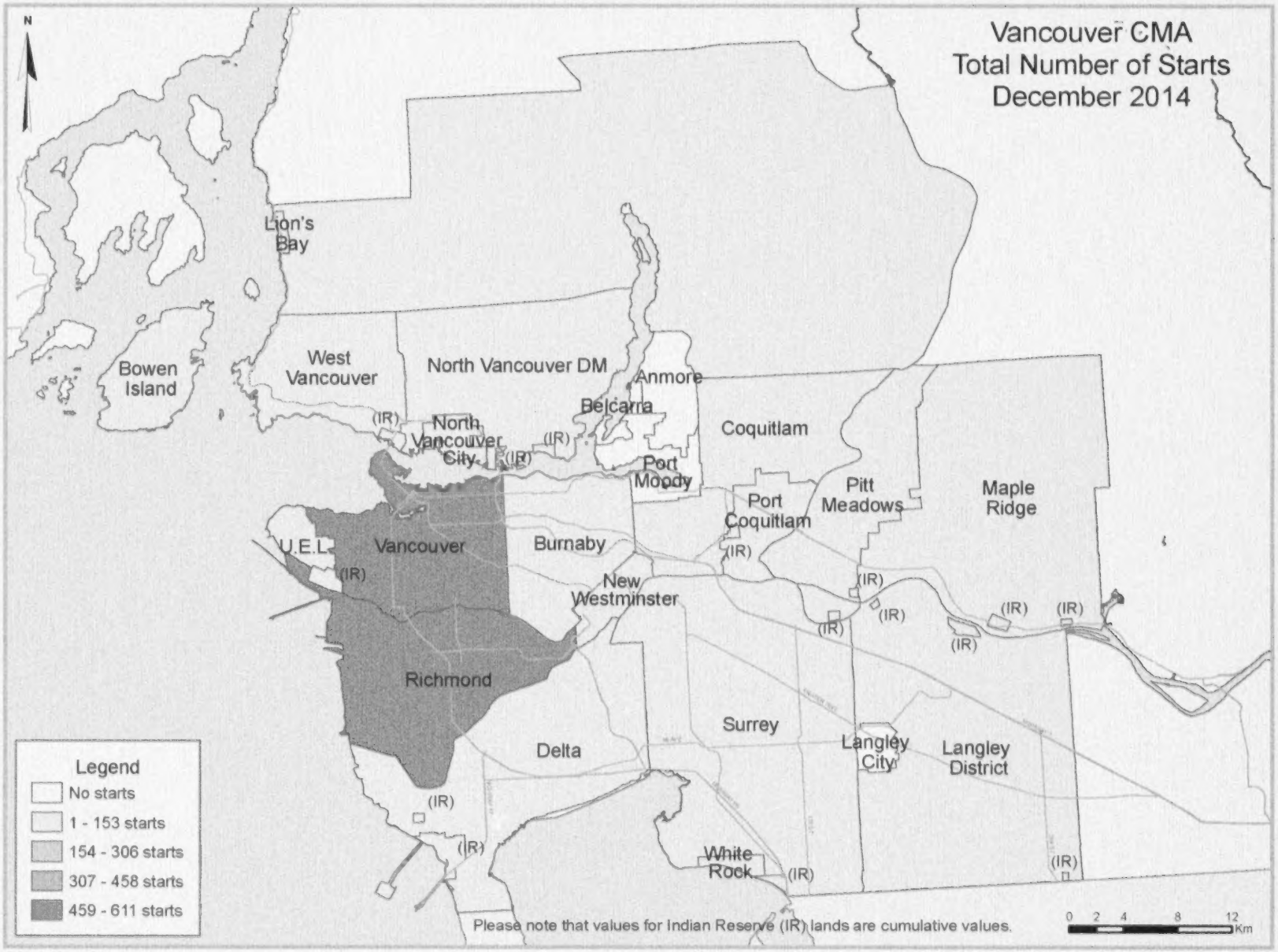
SPOTLIGHT: Recent Trends in Employment

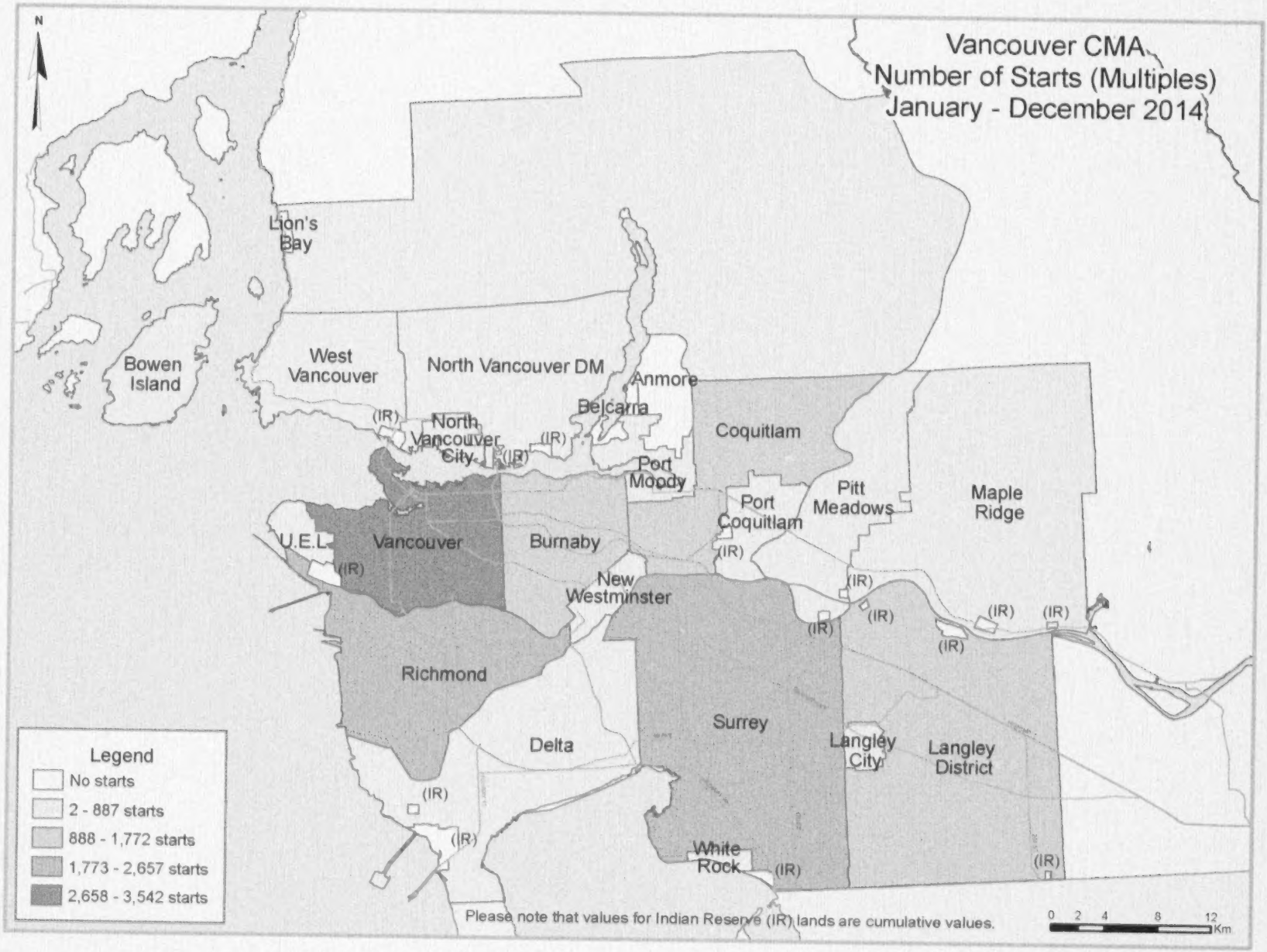
Overall, employment conditions in the Vancouver CMA showed improvement in 2014, which was one of the factors supporting housing demand. The unemployment rate declined to 5.7 per cent in 2014 from 6.6 per cent in 2013, which was its lowest level since the economic downturn in 2009. Although there was an increase in the labour force, employment growth outpaced the increase in the labour force resulting in a lower unemployment rate. Full-time employment grew by 1.4 per cent and part-time employment grew by 7.7 per cent, adding 14, 700 and 19,400 jobs, respectively. In the Abbotsford-Mission CMA, both the labour force and employment levels declined in 2014 resulting in a slightly lower unemployment rate of 7.6 per cent compared to 7.8 per cent in 2013.

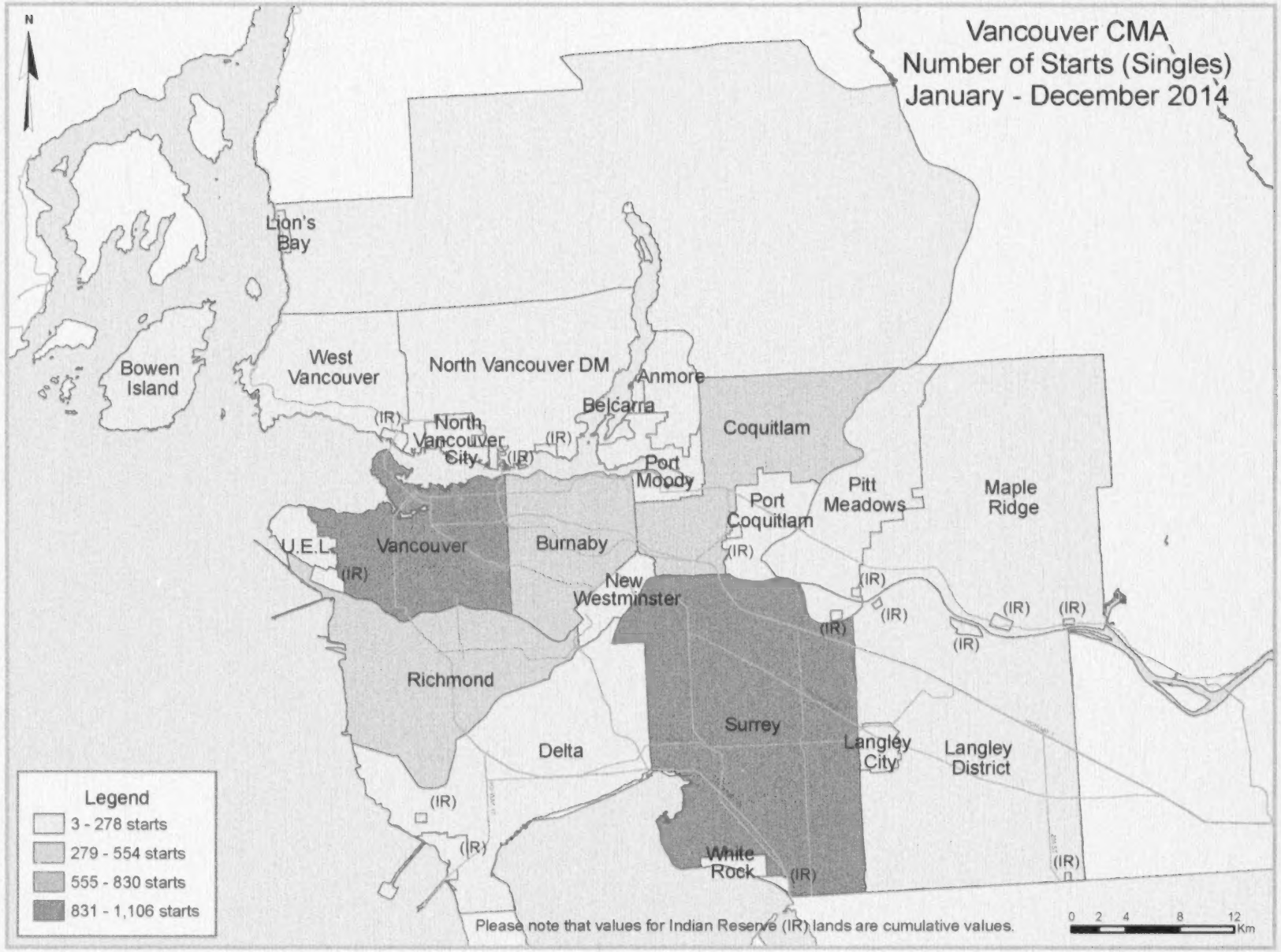
Source: Labour Force Survey, Statistics Canada

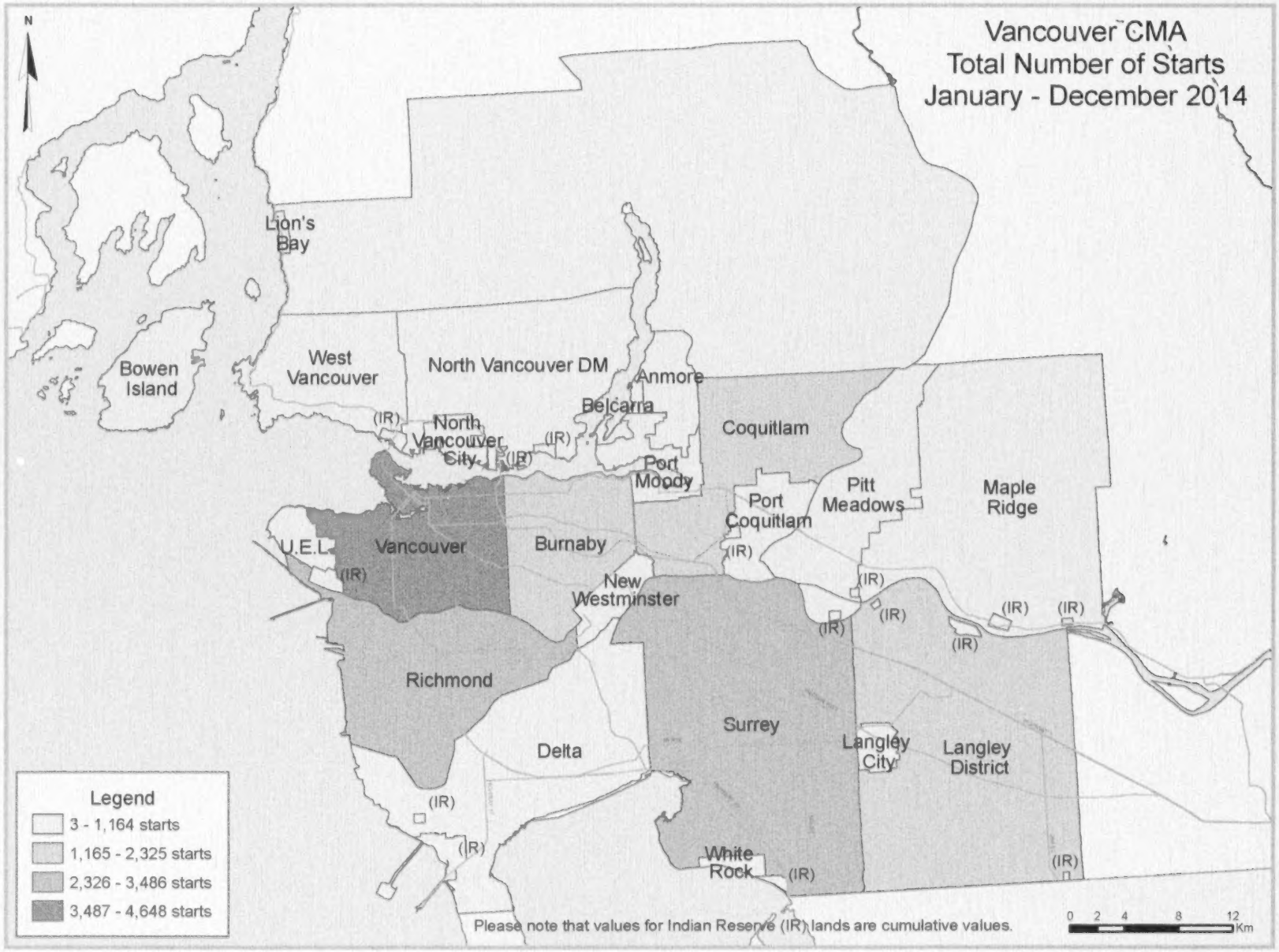

Vancouver CMA
Number of Starts (Multiples)
December 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 136 starts
137 - 272 starts
273 - 408 starts
409 - 544 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
December 2014
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 30 starts
31 - 60 starts
61 - 90 starts
91 - 120 starts

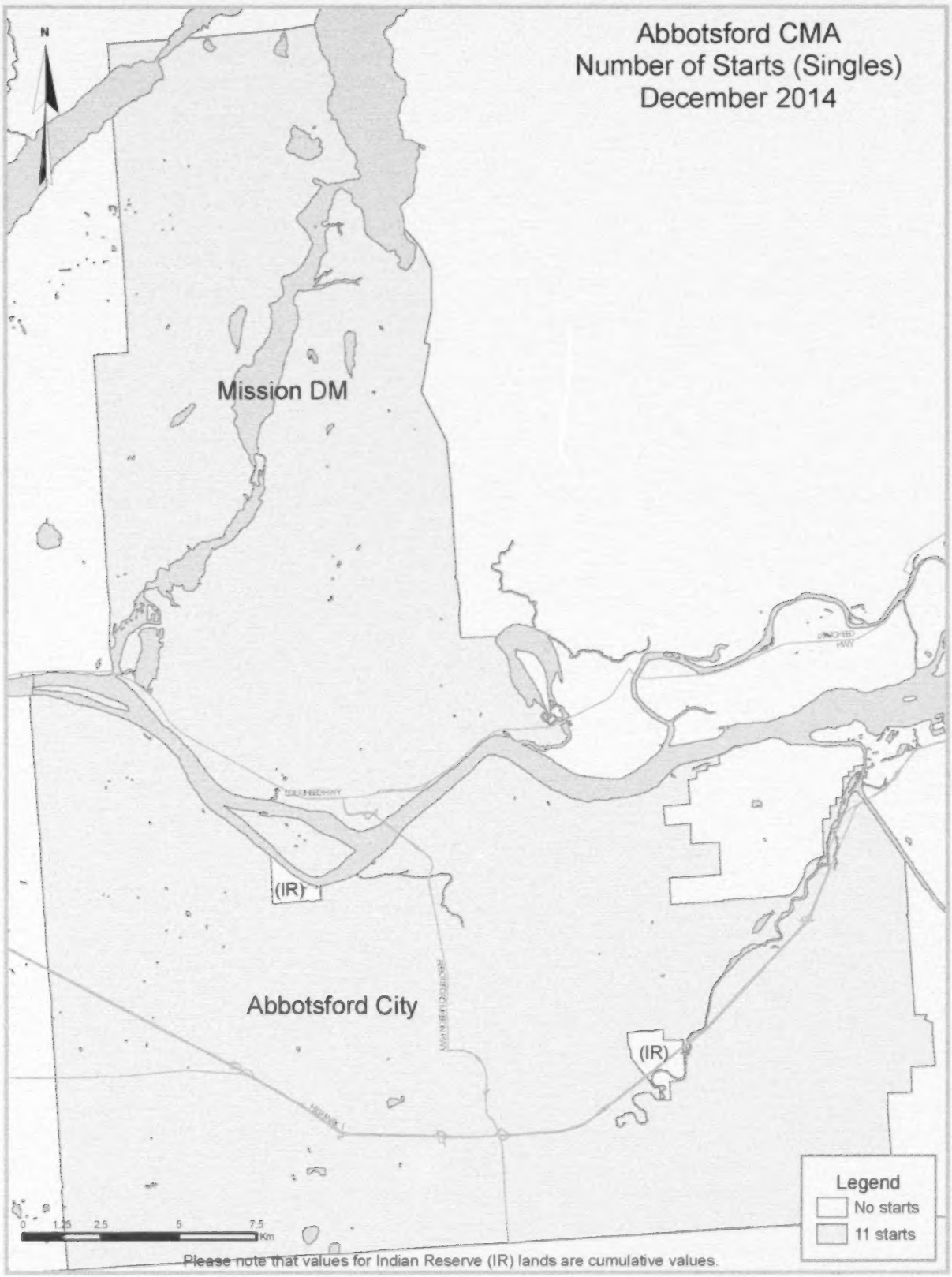

Vancouver CMA
Total Number of Starts
December 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 153 starts
154 - 306 starts
307 - 458 starts
459 - 611 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

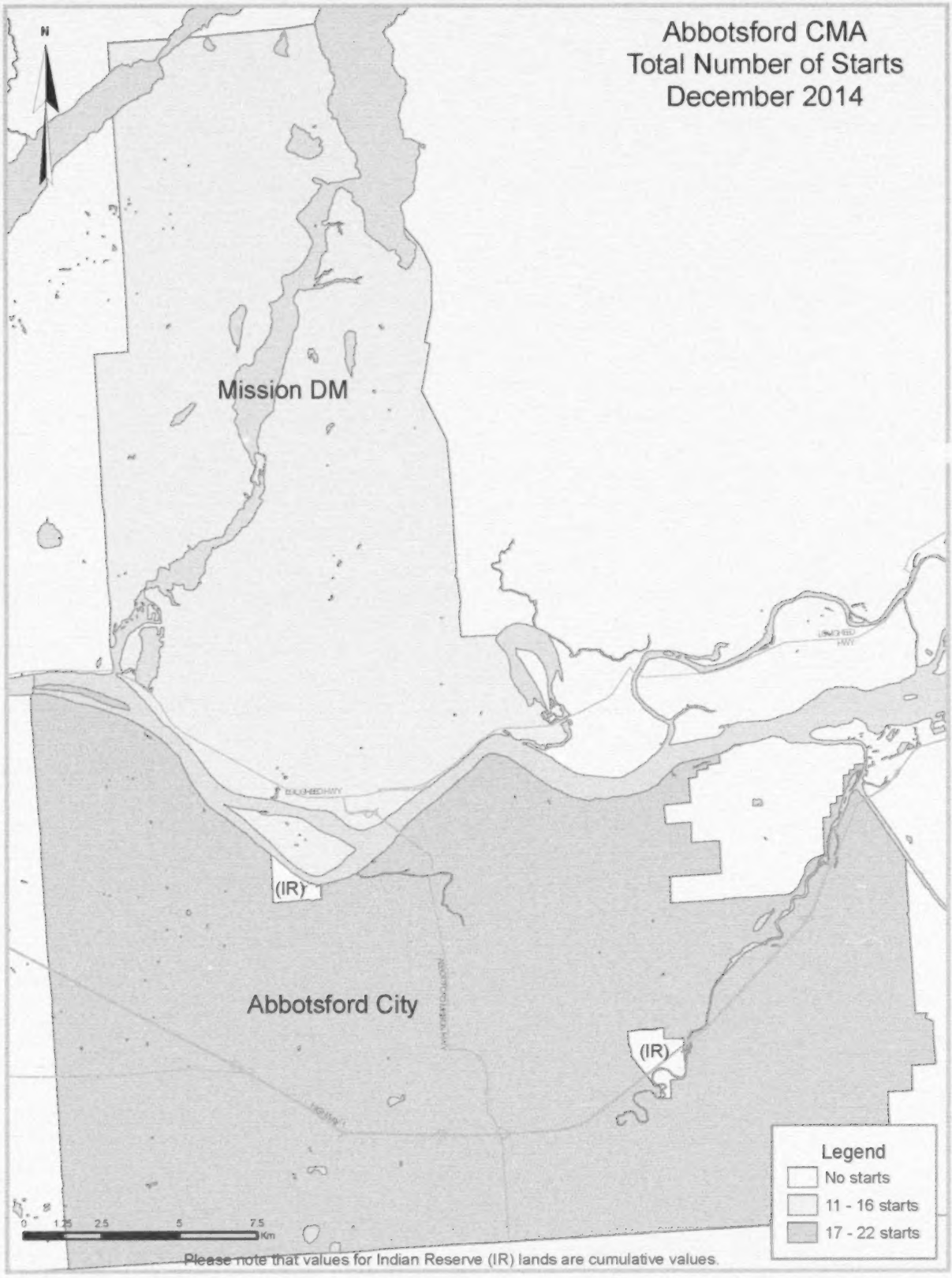

Vancouver CMA
Number of Starts (Multiples)
January - December 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 887 starts
888 - 1,772 starts
1,773 - 2,657 starts
2,658 - 3,542 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

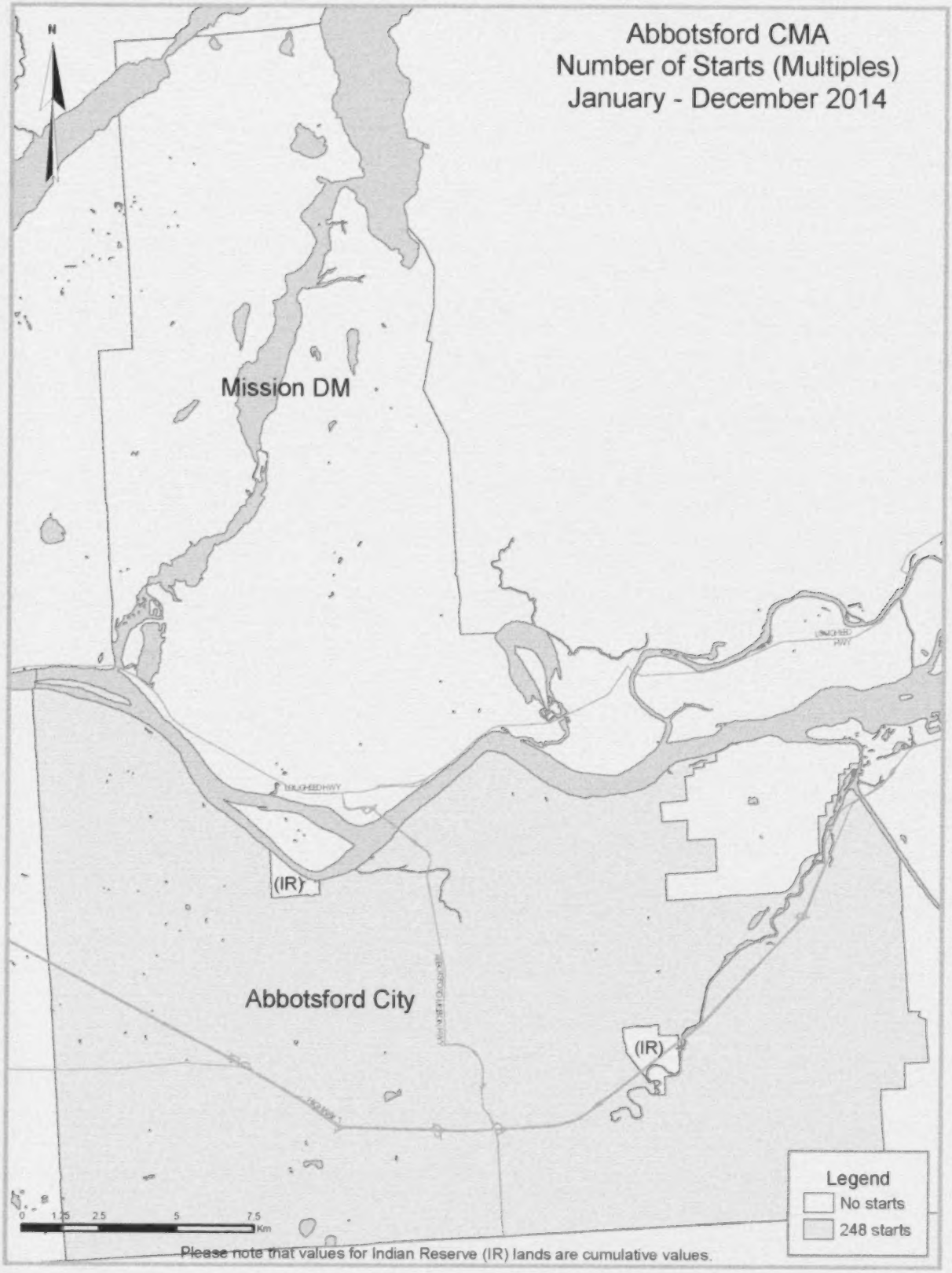

Vancouver CMA
Number of Starts (Singles)
January - December 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
3 - 278 starts
279 - 554 starts
555 - 830 starts
831 - 1,106 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

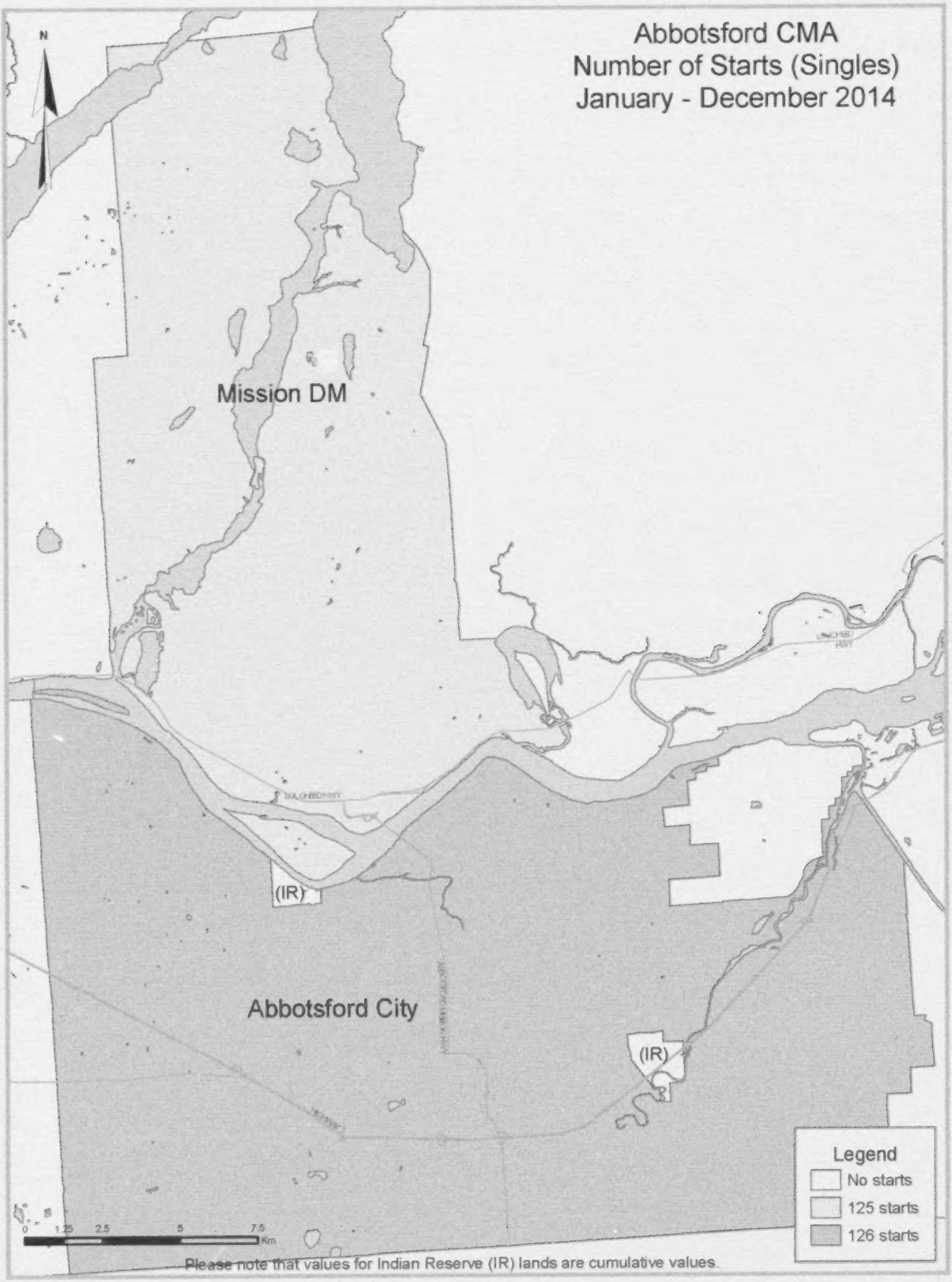

Vancouver CMA
Total Number of Starts
January - December 2014
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
3 - 1,164 starts
1,165 - 2,325 starts
2,326 - 3,486 starts
3,487 - 4,648 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

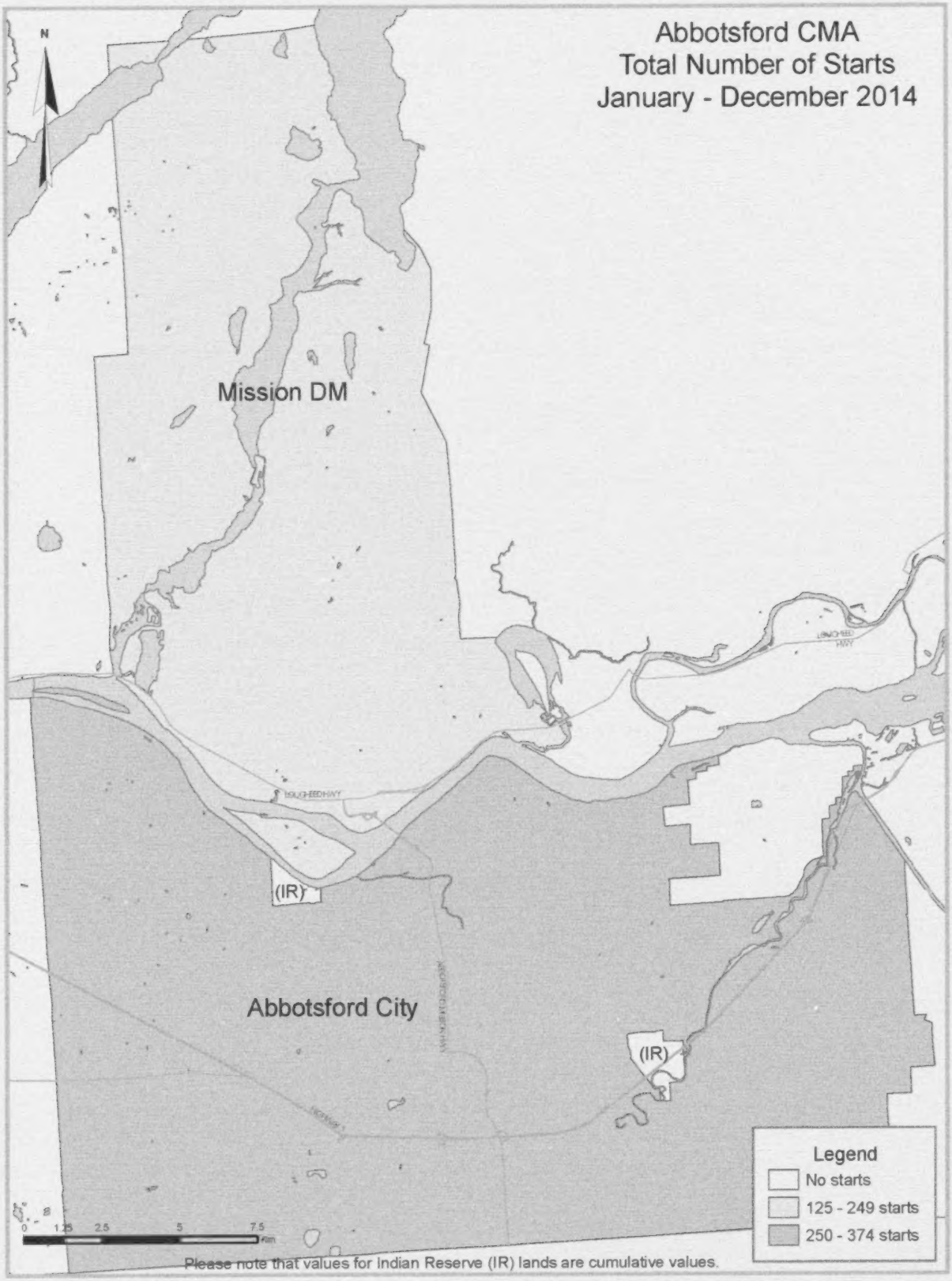
Abbotsford CMA
Number of Starts (Multiples)
December 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
11 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
December 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
11 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
December 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
11 - 16 starts
17 - 22 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - December 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
248 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - December 2014
N
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
125 starts
126 starts
0 1.25 2.5 5 7.5 Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - December 2014
N
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
125 - 249 starts
250 - 374 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2014		
Vancouver CMA[1]	November 2014	December 2014
Trend[2]	19,511	20,030
SAAR	19,537	21,325
	December 2013	December 2014
Actual		
December - Single-Detached	297	372
December - Multiples	1,450	1,346
December - Total	1,747	1,718
January to December - Single-Detached	4,004	4,374
January to December - Multiples	14,692	14,838
January to December - Total	18,696	19,212

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2014	326	44	0	0	125	789	46	388	1,718
December 2013	263	46	4	0	236	882	34	282	1,747
% Change	24.0	-4.3	-100.0	n/a	-47.0	-10.5	35.3	37.6	-1.7
Year-to-date 2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
Year-to-date 2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	13.5	-10.9	***	-32.3	14.6	-5.7	-15.9	8.4	2.8
UNDER CONSTRUCTION									
December 2014	3,608	284	0	17	2,323	14,883	323	3,233	24,701
December 2013	3,340	366	31	11	2,119	14,305	331	2,702	23,205
% Change	8.0	-22.4	-100.0	54.5	9.6	4.0	-2.4	19.7	6.4
COMPLETIONS									
December 2014	385	30	0	0	264	1,141	55	172	2,047
December 2013	428	30	0	8	199	561	53	320	1,599
% Change	-10.0	0.0	n/a	-100.0	32.7	103.4	3.8	-46.3	28.0
Year-to-date 2014	3,641	418	30	17	2,630	8,034	460	2,501	17,731
Year-to-date 2013	3,991	326	42	60	2,273	8,591	565	2,544	18,392
% Change	-8.8	28.2	-28.6	-71.7	15.7	-6.5	-18.6	-1.7	-3.6
COMPLETED & NOT ABSORBED									
December 2014	1,015	103	0	13	579	1,518	n/a	n/a	3,228
December 2013	1,252	110	189	8	654	1,992	n/a	n/a	4,205
% Change	-18.9	-6.4	-100.0	62.5	-11.5	-23.8	n/a	n/a	-23.2
ABSORBED									
December 2014	418	26	0	0	271	1 155	n/a	n/a	1,870
December 2013	484	50	15	9	202	472	n/a	n/a	1,232
% Change	-13.6	-48.0	-100.0	-100.0	34.2	144.7	n/a	n/a	51.8
Year-to-date 2014	3,959	424	54	13	2,706	8,508	n/a	n/a	15,664
Year-to-date 2013	3,751	311	564	64	2,377	8,031	n/a	n/a	15,098
% Change	5.5	36.3	-90.4	-79.7	13.8	5.9	n/a	n/a	3.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
December 2014	27	22	0	0	2	42	0	21	114
December 2013	25	12	0	0	69	75	0	0	181
Delta									
December 2014	24	0	0	0	13	0	0	72	109
December 2013	10	0	0	0	8	0	0	4	22
Langley									
December 2014	25	0	0	0	14	0	0	12	51
December 2013	21	0	4	0	33	0	2	5	65
Maple Ridge / Pitt Meadows									
December 2014	18	0	0	0	0	0	0	0	18
December 2013	22	0	0	0	0	126	0	0	148
New Westminster									
December 2014	2	0	0	0	0	0	0	0	2
December 2013	2	2	0	0	15	0	0	0	19
North Vancouver									
December 2014	18	4	0	0	0	0	1	6	29
December 2013	14	0	0	0	0	0	0	1	15
Richmond									
December 2014	32	0	0	0	32	505	2	7	578
December 2013	20	8	0	0	25	251	1	5	310
Surrey									
December 2014	52	0	0	0	42	0	0	26	120
December 2013	63	0	0	0	50	288	4	24	429
Tri-Cities									
December 2014	25	0	0	0	19	0	0	12	56
December 2013	18	2	0	0	33	110	0	11	174
University Endowment Lands									
December 2014	2	0	0	0	0	0	0	0	2
December 2013	1	0	0	0	0	0	0	0	1
Vancouver City									
December 2014	78	18	0	0	3	242	42	228	611
December 2013	52	22	0	0	3	32	27	227	363
West Vancouver									
December 2014	10	0	0	0	0	0	0	0	10
December 2013	9	0	0	0	0	0	0	0	9
White Rock									
December 2014	4	0	0	0	0	0	0	3	7
December 2013	6	0	0	0	0	0	0	5	11
Indian Reserves									
December 2014	4	0	0	0	0	0	1	0	5
December 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2014	326	44	0	0	125	789	46	388	1,718
December 2013	263	46	4	0	236	882	34	282	1,747

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
December 2014	340	96	0	0	180	2,835	0	165	3,616
December 2013	334	110	0	0	155	2,795	0	0	3,394
Delta									
December 2014	129	2	0	0	112	58	2	135	438
December 2013	93	28	0	1	40	101	6	36	305
Langley									
December 2014	192	0	0	5	273	320	0	89	879
December 2013	213	0	4	7	205	231	2	151	813
Maple Ridge / Pitt Meadows									
December 2014	168	8	0	0	243	347	2	0	768
December 2013	122	2	0	0	131	274	1	0	530
New Westminster									
December 2014	62	4	0	0	79	600	0	0	745
December 2013	59	6	0	0	92	571	0	0	728
North Vancouver									
December 2014	193	20	0	0	149	563	5	349	1,279
December 2013	177	8	0	0	4	702	5	78	974
Richmond									
December 2014	344	12	0	2	158	2,579	5	376	3,476
December 2013	280	12	14	1	235	1,575	12	130	2,259
Surrey									
December 2014	687	4	0	5	811	1,054	30	308	2,899
December 2013	581	2	0	0	929	922	26	170	2,630
Tri-Cities									
December 2014	244	6	0	5	227	1,300	6	142	1,930
December 2013	221	20	12	2	185	1,082	7	183	1,712
University Endowment Lands									
December 2014	16	0	0	0	0	105	0	94	215
December 2013	8	0	0	0	7	232	0	0	247
Vancouver City									
December 2014	854	130	0	0	67	4,917	270	1,510	7,748
December 2013	945	176	1	0	91	5,619	269	1,772	8,873
West Vancouver									
December 2014	232	2	0	0	24	105	0	0	363
December 2013	214	2	0	0	24	114	1	141	496
White Rock									
December 2014	85	0	0	0	0	100	1	63	249
December 2013	60	0	0	0	21	87	1	39	208
Indian Reserves									
December 2014	11	0	0	0	0	0	2	0	13
December 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2014	3,608	284	0	17	2,323	14,883	323	3,233	24,701
December 2013	3,340	366	31	11	2,119	14,305	331	2,702	23,205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
December 2014	19	6	0	0	16	0	4	1	46
December 2013	77	14	0	0	0	0	0	0	91
Delta									
December 2014	13	0	0	0	22	0	0	11	46
December 2013	22	4	0	0	0	0	0	11	37
Langley									
December 2014	29	8	0	0	92	107	5	13	254
December 2013	17	2	0	3	19	0	1	5	47
Maple Ridge / Pitt Meadows									
December 2014	12	0	0	0	3	135	1	0	151
December 2013	17	0	0	0	0	75	1	0	93
New Westminster									
December 2014	3	0	0	0	0	0	0	0	3
December 2013	6	0	0	0	0	188	0	0	194
North Vancouver									
December 2014	18	2	0	0	0	0	0	8	28
December 2013	16	0	0	0	0	0	0	26	42
Richmond									
December 2014	64	4	0	0	18	245	2	6	339
December 2013	22	0	0	1	48	33	0	5	109
Surrey									
December 2014	97	2	0	0	85	0	6	37	227
December 2013	78	0	0	0	83	152	7	26	346
Tri-Cities									
December 2014	40	0	0	0	26	249	0	23	338
December 2013	54	6	0	3	18	0	0	35	116
University Endowment Lands									
December 2014	1	0	0	0	0	0	0	0	1
December 2013	1	0	0	0	0	0	0	174	175
Vancouver City									
December 2014	58	8	0	0	2	399	36	66	569
December 2013	105	4	0	1	26	48	44	35	263
West Vancouver									
December 2014	9	0	0	0	0	6	0	0	15
December 2013	7	0	0	0	0	6	0	0	13
White Rock									
December 2014	9	0	0	0	0	0	1	7	17
December 2013	4	0	0	0	5	59	0	3	71
Indian Reserves									
December 2014	13	0	0	0	0	0	0	0	13
December 2013	0	0	0	0	0	0	0	0	0
Vancouver CMA									
December 2014	385	30	0	0	264	1,141	55	172	2,047
December 2013	428	30	0	8	199	561	53	320	1,599

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
December 2014	77	21	0	0	18	38	n/a	n/a	154
December 2013	98	29	0	0	26	55	n/a	n/a	208
Delta									
December 2014	21	2	0	0	11	25	n/a	n/a	59
December 2013	19	10	0	2	10	1	n/a	n/a	42
Langley									
December 2014	49	0	0	6	95	112	n/a	n/a	262
December 2013	68	0	6	0	49	185	n/a	n/a	308
Maple Ridge / Pitt Meadows									
December 2014	82	2	0	0	4	124	n/a	n/a	212
December 2013	119	2	0	0	35	167	n/a	n/a	323
New Westminster									
December 2014	13	0	0	0	21	67	n/a	n/a	101
December 2013	8	3	0	0	14	136	n/a	n/a	161
North Vancouver									
December 2014	46	4	0	0	20	208	n/a	n/a	278
December 2013	41	4	17	1	41	259	n/a	n/a	363
Richmond									
December 2014	155	1	0	3	69	112	n/a	n/a	340
December 2013	213	4	39	3	77	81	n/a	n/a	417
Surrey									
December 2014	180	4	0	2	288	268	n/a	n/a	742
December 2013	237	3	44	0	278	354	n/a	n/a	916
Tri-Cities									
December 2014	77	3	0	0	5	167	n/a	n/a	252
December 2013	72	8	11	0	56	237	n/a	n/a	384
University Endowment Lands									
December 2014	0	0	0	0	1	20	n/a	n/a	21
December 2013	0	0	0	0	2	28	n/a	n/a	30
Vancouver City									
December 2014	278	65	0	2	31	344	n/a	n/a	720
December 2013	335	46	68	2	58	403	n/a	n/a	912
West Vancouver									
December 2014	24	0	0	0	0	2	n/a	n/a	26
December 2013	25	0	0	0	0	0	n/a	n/a	25
White Rock									
December 2014	7	1	0	0	16	31	n/a	n/a	55
December 2013	6	1	4	0	8	86	n/a	n/a	105
Indian Reserves									
December 2014	0	0	0	0	0	0	n/a	n/a	0
December 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2014	1,015	103	0	13	579	1,518	n/a	n/a	3,228
December 2013	1,252	110	189	8	654	1,992	n/a	n/a	4,205

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
December 2014	16	5	0	0	7	5	n/a	n/a	33
December 2013	88	21	0	0	0	0	n/a	n/a	109
Delta									
December 2014	13	0	0	0	20	0	n/a	n/a	33
December 2013	28	6	0	0	0	2	n/a	n/a	36
Langley									
December 2014	25	9	0	0	83	70	n/a	n/a	187
December 2013	18	2	0	3	14	14	n/a	n/a	51
Maple Ridge / Pitt Meadows									
December 2014	15	0	0	0	3	81	n/a	n/a	99
December 2013	14	0	0	0	0	5	n/a	n/a	19
New Westminster									
December 2014	4	0	0	0	0	10	n/a	n/a	14
December 2013	9	0	0	0	0	126	n/a	n/a	135
North Vancouver									
December 2014	13	1	0	0	1	13	n/a	n/a	28
December 2013	12	1	0	0	0	25	n/a	n/a	38
Richmond									
December 2014	69	4	0	0	17	282	n/a	n/a	372
December 2013	26	0	0	0	54	55	n/a	n/a	135
Surrey									
December 2014	104	0	0	0	95	16	n/a	n/a	215
December 2013	99	0	4	0	69	72	n/a	n/a	244
Tri-Cities									
December 2014	46	0	0	0	35	267	n/a	n/a	348
December 2013	41	8	3	4	28	77	n/a	n/a	161
University Endowment Lands									
December 2014	1	0	0	0	0	0	n/a	n/a	1
December 2013	1	0	0	0	0	1	n/a	n/a	2
Vancouver City									
December 2014	76	7	0	0	10	402	n/a	n/a	495
December 2013	133	11	8	2	36	69	n/a	n/a	259
West Vancouver									
December 2014	10	0	0	0	0	8	n/a	n/a	18
December 2013	7	0	0	0	0	6	n/a	n/a	13
White Rock									
December 2014	12	0	0	0	0	1	n/a	n/a	13
December 2013	6	1	0	0	1	20	n/a	n/a	28
Indian Reserves									
December 2014	13	0	0	0	0	0	n/a	n/a	13
December 2013	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
December 2014	418	26	0	0	271	1,155	n/a	n/a	1,870
December 2013	484	50	15	9	202	472	n/a	n/a	1,232

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	4	0	0	0	0	0	1	0	5	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	8	0	0	0	0	4	0	11	8	37.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	4	4	14	4	0	0	3	0	21	8	162.5
Burnaby - Central Park	2	0	0	2	0	69	2	0	4	71	-94.4
Burnaby - Remainder	14	13	10	6	0	0	54	75	78	94	-17.0
Burnaby Total	27	25	24	12	0	69	63	75	114	181	-37.0
Coquitlam	22	13	8	4	11	31	12	118	53	166	-68.1
Delta - Tsawwassen	12	3	0	0	13	0	66	0	91	3	***
Delta - Ladner	4	3	0	0	0	0	0	1	4	4	0.0
Delta - North	8	4	0	8	0	0	6	3	14	15	-6.7
Delta	24	10	0	8	13	0	72	4	109	22	***
Langley City	0	5	0	0	0	0	0	0	0	5	-100.0
Langley District	25	18	2	0	12	37	12	5	51	60	-15.0
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	17	21	0	0	0	0	0	0	17	21	-19.0
New Westminster	2	2	0	2	0	15	0	0	2	19	-89.5
North Vancouver City	3	4	4	0	0	0	0	0	7	4	75.0
North Vancouver DM	16	10	0	0	0	0	6	1	22	11	100.0
Pitt Meadows	1	1	0	0	0	0	0	126	1	127	-99.2
Port Coquitlam	3	4	0	0	0	0	0	3	3	7	-57.1
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	34	21	4	8	28	25	512	256	578	310	86.5
Surrey - South	20	18	0	0	9	12	4	6	33	36	-8.3
Surrey - Cloverdale	4	10	0	0	0	12	2	1	6	23	-73.9
Surrey - North	22	24	0	0	33	22	14	64	69	110	-37.3
Surrey - Guildford	1	1	0	0	0	0	1	0	2	1	100.0
Surrey - Whalley	5	14	0	0	0	4	5	241	10	259	-96.1
Surrey Total	52	67	0	0	42	50	26	312	120	429	-72.0
University Endowment Lands	2	1	0	0	0	0	0	0	2	1	100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	162	0	162	0	n/a
Vancouver - Kitsilano	0	2	0	0	0	0	0	0	0	2	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	0	2	0	4	0	0	4	0	4	6	-33.3
Vancouver - Kerrisdale	2	4	0	0	0	0	1	0	3	4	-25.0
Vancouver - Marpole	4	6	0	2	0	0	1	215	5	223	-97.8
Vancouver - Eastside	84	38	18	10	0	3	103	16	205	67	***
Vancouver - Mt. Pleasant	0	0	0	4	0	0	0	0	0	4	-100.0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Westside	30	27	0	2	3	0	199	28	232	57	***
Vancouver Total	120	79	18	22	3	3	470	259	611	363	68.3
West Vancouver	10	9	0	0	0	0	0	0	10	9	11.1
White Rock	4	6	0	0	0	0	3	5	7	11	-36.4
Indian Reserves	5	0	0	0	0	0	0	0	5	0	n/a
Vancouver CMA	372	297	60	56	109	230	1,177	1,164	1,718	1,747	-1.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	21	10	0	0	0	0	0	0	21	10	110.0
Belcarra	5	0	0	0	0	0	0	0	5	0	n/a
Bowen Island	17	6	0	0	30	0	1	1	48	7	**
Burnaby - Mountain	0	0	0	0	26	0	158	262	184	262	-29.8
Burnaby - North	87	76	4	0	0	0	71	607	162	683	-76.3
Burnaby - Lougheed Mall	2	1	0	0	0	0	2	0	4	1	**
Burnaby - South & East	38	31	32	16	42	0	264	71	376	118	**
Burnaby - Central Park	44	24	8	12	0	133	100	812	152	981	-84.5
Burnaby - Remainder	193	136	80	34	69	8	454	75	796	253	**
Burnaby Total	364	268	124	62	137	141	1,049	1,827	1,674	2,298	-27.2
Coquitlam	329	301	60	68	87	161	1,122	860	1,598	1,390	15.0
Delta - Tsawwassen	41	30	0	0	27	0	130	3	198	33	**
Delta - Ladner	31	50	0	0	3	0	10	17	44	67	-34.3
Delta - North	90	48	18	98	106	0	81	43	295	189	56.1
Delta	162	128	18	98	136	0	221	63	537	289	85.8
Langley City	14	13	0	0	33	5	67	0	114	18	**
Langley District	240	268	24	2	447	265	476	401	1,187	936	26.8
Lion's Bay	3	1	0	0	0	0	0	0	3	1	200.0
Maple Ridge	213	193	24	6	166	104	144	97	547	400	36.8
New Westminster	63	65	2	8	82	109	404	196	551	378	45.8
North Vancouver City	48	42	18	12	42	0	427	467	535	521	2.7
North Vancouver DM	113	118	0	0	107	0	272	260	492	378	30.2
Pitt Meadows	14	4	6	0	4	24	64	126	88	154	-42.9
Port Coquitlam	26	50	10	2	141	107	198	183	375	342	9.6
Port Moody	7	8	2	0	0	0	0	0	9	8	12.5
Richmond	399	274	36	32	115	246	2,486	875	3,036	1,427	112.8
Surrey - South	257	201	38	4	271	348	271	209	837	762	9.8
Surrey - Cloverdale	134	92	6	14	304	190	102	138	546	434	25.8
Surrey - North	449	359	8	6	526	489	432	181	1,415	1,035	36.7
Surrey - Guildford	14	18	0	0	21	54	37	161	72	233	-69.1
Surrey - Whalley	111	99	0	0	10	8	203	500	324	607	-46.6
Surrey Total	965	769	52	24	1,132	1,089	1,045	1,189	3,194	3,071	4.0
University Endowment Lands	12	2	0	0	0	7	199	513	211	522	-59.6
Vancouver - West End	0	0	0	4	0	0	22	309	22	313	-93.0
Vancouver - Downtown	0	0	0	0	0	0	1,032	852	1,032	852	21.1
Vancouver - Kitsilano	4	14	10	18	0	0	55	61	69	93	-25.8
Vancouver - False Creek	1	1	0	2	0	0	311	879	312	882	-64.6
Vancouver - Granville/Oak	9	14	8	10	10	0	72	14	99	38	160.5
Vancouver - Kerrisdale	44	61	0	0	0	0	57	4	101	65	55.4
Vancouver - Marpole	64	63	8	10	0	0	11	406	83	479	-82.7
Vancouver - Eastside	652	753	88	70	8	37	954	1,366	1,702	2,226	-23.5
Vancouver - Mt. Pleasant	0	2	12	38	9	12	168	89	189	141	34.0
Vancouver - Strath/Grand	5	5	6	16	5	3	137	330	153	354	-56.8
Vancouver - Westside	327	371	0	4	28	33	531	220	886	628	41.1
Vancouver Total	1,106	1,284	132	172	60	85	3,350	4,530	4,648	6,071	-23.4
West Vancouver	124	138	0	22	0	4	12	93	136	257	-47.1
White Rock	87	62	0	2	0	26	74	128	161	218	-26.1
Indian Reserves	42	0	0	0	0	0	0	0	42	0	n/a
Vancouver CMA	4,374	4,004	508	510	2,719	2,373	11,611	11,809	19,212	18,696	2.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	4	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	3	0
Burnaby - Central Park	0	69	0	0	0	0	2	0
Burnaby - Remainder	0	0	0	0	42	75	12	0
Burnaby Total	0	69	0	0	42	75	21	0
Coquitlam	11	31	0	0	0	110	12	8
Delta - Tsawwassen	13	0	0	0	0	0	66	0
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	0	0	0	0	0	0	6	3
Delta	13	0	0	0	0	0	72	4
Langley City	0	0	0	0	0	0	0	0
Langley District	12	37	0	0	0	0	12	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	15	0	0	0	0	0	0
North Vancouver City	0	0	0	0	0	0	0	0
North Vancouver DM	0	0	0	0	0	0	6	1
Pitt Meadows	0	0	0	0	0	126	0	0
Port Coquitlam	0	0	0	0	0	0	0	3
Port Moody	0	0	0	0	0	0	0	0
Richmond	28	25	0	0	505	251	7	5
Surrey - South	9	12	0	0	0	0	4	6
Surrey - Cloverdale	0	12	0	0	0	0	2	1
Surrey - North	33	22	0	0	0	57	14	7
Surrey - Guildford	0	0	0	0	0	0	1	0
Surrey - Whalley	0	4	0	0	0	231	5	10
Surrey Total	42	50	0	0	0	288	26	24
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	162	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	4	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	1	0
Vancouver - Marpole	0	0	0	0	0	0	1	215
Vancouver - Eastside	0	3	0	0	49	8	54	8
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	3	0	0	0	189	24	10	4
Vancouver Total	3	3	0	0	242	32	228	227
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	3	5
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	109	230	0	0	789	882	388	282

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	1
Burnaby - Mountain	26	0	0	0	158	262	0	0
Burnaby - North	0	0	0	0	35	607	36	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	2	0
Burnaby - South & East	42	0	0	0	245	71	19	0
Burnaby - Central Park	0	133	0	0	76	812	24	0
Burnaby - Remainder	69	8	0	0	368	75	86	0
Burnaby Total	137	141	0	0	882	1,827	167	0
Coquitlam	87	161	0	0	931	717	191	143
Delta - Tsawwassen	27	0	0	0	58	0	72	3
Delta - Ladner	3	0	0	0	0	13	10	4
Delta - North	106	0	0	0	0	0	81	43
Delta	136	0	0	0	58	13	163	50
Langley City	33	5	0	0	67	0	0	0
Langley District	447	265	0	0	364	231	112	170
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	166	104	0	0	144	97	0	0
New Westminster	82	109	0	0	404	196	0	0
North Vancouver City	42	0	0	0	221	431	206	36
North Vancouver DM	107	0	0	0	141	201	131	59
Pitt Meadows	4	24	0	0	64	126	0	0
Port Coquitlam	141	107	0	0	193	164	5	19
Port Moody	0	0	0	0	0	0	0	0
Richmond	115	246	0	0	2,103	810	383	65
Surrey - South	271	348	0	0	233	179	38	30
Surrey - Cloverdale	304	190	0	0	68	112	34	26
Surrey - North	526	489	0	0	175	57	257	124
Surrey - Guildford	21	54	0	0	29	155	8	6
Surrey - Whalley	0	8	10	0	125	459	78	41
Surrey Total	1,122	1,089	10	0	630	962	415	227
University Endowment Lands	0	7	0	0	105	232	94	281
Vancouver - West End	0	0	0	0	22	123	0	186
Vancouver - Downtown	0	0	0	0	589	660	443	192
Vancouver - Kitsilano	0	0	0	0	55	38	0	23
Vancouver - False Creek	0	0	0	0	311	789	0	90
Vancouver - Granville/Oak	10	0	0	0	70	11	2	3
Vancouver - Kerrisdale	0	0	0	0	49	0	8	4
Vancouver - Marpole	0	0	0	0	0	180	11	226
Vancouver - Eastside	8	29	0	8	646	1,012	308	354
Vancouver - Mt. Pleasant	9	12	0	0	168	88	0	1
Vancouver - Strath/Grand	5	3	0	0	137	32	0	298
Vancouver - Westside	28	33	0	0	389	67	142	153
Vancouver Total	60	77	0	8	2,436	3,000	914	1,530
West Vancouver	0	4	0	0	12	93	0	0
White Rock	0	26	0	0	13	87	61	41
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	2,679	2,365	10	8	8,768	9,187	2,843	2,622

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	4	0	0	0	1	0	5	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	8	0	0	4	0	11	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	8	0	0	3	0	21	8
Burnaby - Central Park	2	2	0	69	2	0	4	71
Burnaby - Remainder	22	19	44	75	12	0	78	94
Burnaby Total	49	37	44	144	21	0	114	181
Coquitlam	22	15	19	143	12	8	53	166
Delta - Tsawwassen	12	3	13	0	66	0	91	3
Delta - Ladner	4	3	0	0	0	1	4	4
Delta - North	8	4	0	8	6	3	14	15
Delta	24	10	13	8	72	4	109	22
Langley City	0	5	0	0	0	0	0	5
Langley District	25	20	14	33	12	7	51	60
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	17	21	0	0	0	0	17	21
New Westminster	2	4	0	15	0	0	2	19
North Vancouver City	6	4	0	0	1	0	7	4
North Vancouver DM	16	10	0	0	6	1	22	11
Pitt Meadows	1	1	0	126	0	0	1	127
Port Coquitlam	3	4	0	0	0	3	3	7
Port Moody	0	1	0	0	0	0	0	1
Richmond	32	28	537	276	9	6	578	310
Surrey - South	20	18	9	12	4	6	33	36
Surrey - Cloverdale	4	8	0	12	2	3	6	23
Surrey - North	22	22	33	79	14	9	69	110
Surrey - Guildford	1	1	0	0	1	0	2	1
Surrey - Whalley	5	14	0	235	5	10	10	259
Surrey Total	52	63	42	338	26	28	120	429
University Endowment Lands	2	1	0	0	0	0	2	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	162	0	162	0
Vancouver - Kitsilano	0	2	0	0	0	0	0	2
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	6	4	0	0	0	4	6
Vancouver - Kerrisdale	2	4	0	0	1	0	3	4
Vancouver - Marpole	2	8	0	0	3	215	5	223
Vancouver - Eastside	66	27	49	11	90	29	205	67
Vancouver - Mt. Pleasant	0	4	0	0	0	0	0	4
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	26	23	192	24	14	10	232	57
Vancouver Total	96	74	245	35	270	254	611	363
West Vancouver	10	9	0	0	0	0	10	9
White Rock	4	6	0	0	3	5	7	11
Indian Reserves	4	0	0	0	1	0	5	0
Vancouver CMA	370	313	914	1,118	434	316	1,718	1,747

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	20	7	0	0	1	3	21	10
Belcarra	5	0	0	0	0	0	5	0
Bowen Island	17	6	0	0	1	1	48	7
Burnaby - Mountain	0	0	184	262	0	0	184	262
Burnaby - North	91	76	35	607	36	0	162	683
Burnaby - Lougheed Mall	2	1	0	0	2	0	4	1
Burnaby - South & East	68	47	289	71	19	0	376	118
Burnaby - Central Park	52	36	76	945	24	0	152	981
Burnaby - Remainder	271	170	439	83	86	0	796	253
Burnaby Total	484	330	1,023	1,968	167	0	1,674	2,298
Coquitlam	318	331	1,083	902	197	157	1,598	1,390
Delta - Tsawwassen	41	30	85	0	72	3	198	33
Delta - Ladner	28	44	3	13	13	10	44	67
Delta - North	90	101	124	45	81	43	295	189
Delta	159	175	212	58	166	56	537	289
Langley City	14	13	100	5	0	0	114	18
Langley District	238	233	823	515	126	188	1,187	936
Lion's Bay	3	1	0	0	0	0	3	1
Maple Ridge	216	192	328	205	3	3	547	400
New Westminster	65	71	486	307	0	0	551	378
North Vancouver City	63	46	263	431	209	44	535	521
North Vancouver DM	113	118	248	201	131	59	492	378
Pitt Meadows	20	4	68	150	0	0	88	154
Port Coquitlam	36	52	334	271	5	19	375	342
Port Moody	9	8	0	0	0	0	9	8
Richmond	399	274	2,248	1,077	389	76	3,036	1,427
Surrey - South	251	197	546	531	40	34	837	762
Surrey - Cloverdale	109	75	376	316	61	43	546	434
Surrey - North	432	334	703	550	280	151	1,415	1,035
Surrey - Guildford	14	18	50	209	8	6	72	233
Surrey - Whalley	111	99	125	467	88	41	324	607
Surrey Total	917	723	1,800	2,073	477	275	3,194	3,071
University Endowment Lands	12	2	105	239	94	281	211	522
Vancouver - West End	0	4	22	123	0	186	22	313
Vancouver - Downtown	0	0	589	660	443	192	1,032	852
Vancouver - Kitsilano	14	32	55	38	0	23	69	93
Vancouver - False Creek	1	3	311	789	0	90	312	882
Vancouver - Granville/Oak	15	22	80	11	4	5	99	38
Vancouver - Kerrisdale	39	53	49	0	13	12	101	65
Vancouver - Marpole	61	62	0	180	22	237	83	479
Vancouver - Eastside	477	519	656	1,039	569	668	1,702	2,226
Vancouver - Mt. Pleasant	12	40	177	100	0	1	189	141
Vancouver - Strath/Grand	112	20	40	35	1	299	153	354
Vancouver - Westside	269	297	417	100	200	231	886	628
Vancouver Total	1,000	1,052	2,396	3,075	1,252	1,944	4,648	6,071
West Vancouver	124	139	12	117	0	1	136	257
White Rock	82	63	13	113	66	42	161	218
Indian Reserves	40	0	0	0	2	0	42	0
Vancouver CMA	4,354	3,840	11,542	11,707	3,286	3,149	19,212	18,696

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	5	23	0	0	0	0	0	0	5	23	-78.3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	3	18	4	4	0	0	1	0	8	22	-63.6
Burnaby - Central Park	0	1	0	0	4	0	0	0	4	1	**
Burnaby - Remainder	11	35	2	10	16	0	0	0	29	45	-35.6
Burnaby Total	19	77	6	14	20	0	1	0	46	91	-49.5
Coquitlam	38	56	22	14	4	10	272	34	336	114	194.7
Delta - Tsawwassen	4	2	0	0	0	0	3	0	7	2	**
Delta - Ladner	2	14	0	0	0	0	2	5	4	19	-78.9
Delta - North	7	6	10	4	12	0	6	6	35	16	118.8
Delta	13	22	10	4	12	0	11	11	46	37	24.3
Langley City	1	1	0	0	0	0	0	0	1	1	0.0
Langley District	33	20	10	2	90	19	120	5	253	46	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	11	18	0	0	3	0	51	75	65	93	-30.1
New Westminster	3	6	0	0	0	0	0	188	3	194	-98.5
North Vancouver City	7	2	2	0	0	0	5	18	14	20	-30.0
North Vancouver DM	11	14	0	0	0	0	3	8	14	22	-36.4
Pitt Meadows	2	0	0	0	0	0	84	0	86	0	n/a
Port Coquitlam	2	1	0	0	0	0	0	1	2	2	0.0
Port Moody	0	0	0	0	0	0	0	0	0	0	n/a
Richmond	66	23	6	6	16	42	251	38	339	109	**
Surrey - South	29	27	0	2	21	17	2	6	52	52	0.0
Surrey - Cloverdale	20	9	0	0	25	43	5	156	50	208	-76.0
Surrey - North	40	39	2	0	39	21	22	13	103	73	41.1
Surrey - Guildford	3	3	0	0	0	0	1	2	4	5	-20.0
Surrey - Whalley	11	7	0	0	0	0	7	1	18	8	125.0
Surrey Total	103	85	2	2	85	81	37	178	227	346	-34.4
University Endowment Lands	1	1	0	0	0	0	0	174	1	175	-99.4
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	134	0	134	0	n/a
Vancouver - Kitsilano	0	0	4	0	0	0	255	0	259	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	0	0	0	0	1	2	1	100.0
Vancouver - Kerrisdale	2	2	0	0	0	0	1	1	3	3	0.0
Vancouver - Marpole	2	2	2	0	0	0	1	1	5	3	66.7
Vancouver - Eastside	67	82	4	6	0	24	23	73	94	185	-49.2
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Strath/Grand	0	0	0	0	0	0	48	0	48	0	n/a
Vancouver - Westside	21	64	0	0	0	0	3	7	24	71	-66.2
Vancouver Total	94	150	10	6	0	24	465	83	569	263	116.3
West Vancouver	9	7	0	0	0	0	6	6	15	13	15.4
White Rock	10	4	0	0	0	5	7	62	17	71	-76.1
Indian Reserves	13	0	0	0	0	0	0	0	13	0	n/a
Vancouver CMA	436	489	68	48	230	181	1,313	881	2,047	1,599	28.0

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Anmore	16	15	0	0	0	0	0	0	16	15	6.7
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	11	13	0	0	0	0	1	0	12	13	-7.7
Burnaby - Mountain	2	4	0	0	0	0	52	179	54	183	-70.5
Burnaby - North	110	81	8	2	0	4	20	203	138	290	-52.4
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	6	0	7	-100.0
Burnaby - South & East	51	45	38	12	6	0	75	87	170	144	18.1
Burnaby - Central Park	23	16	24	2	64	0	591	245	702	263	166.9
Burnaby - Remainder	172	145	68	52	32	46	124	210	396	453	-12.6
Burnaby Total	358	292	138	68	102	50	862	930	1,460	1,340	9.0
Coquitlam	278	361	64	56	84	241	951	1,174	1,377	1,832	-24.8
Delta - Tsawwassen	29	41	0	2	0	0	95	2	124	45	175.6
Delta - Ladner	44	50	0	8	0	0	20	42	64	100	-36.0
Delta - North	58	46	84	66	24	0	50	37	216	149	45.0
Delta	131	137	84	76	24	0	165	81	404	294	37.4
Langley City	16	3	0	0	38	0	0	63	54	66	-18.2
Langley District	262	310	18	4	384	201	515	443	1,179	958	23.1
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	175	208	4	2	68	30	51	292	298	532	-44.0
New Westminster	60	38	4	6	90	43	379	359	533	446	19.5
North Vancouver City	48	48	6	16	4	23	527	393	585	480	21.9
North Vancouver DM	97	90	0	0	0	37	41	185	138	312	-55.8
Pitt Meadows	5	18	2	2	8	28	84	68	99	116	-14.7
Port Coquitlam	54	28	6	2	128	94	192	148	380	272	39.7
Port Moody	6	6	2	0	0	23	0	291	8	320	-97.5
Richmond	344	354	22	26	206	144	1,250	1,523	1,822	2,047	-11.0
Surrey - South	210	296	18	34	365	276	243	194	836	800	4.5
Surrey - Cloverdale	140	128	22	4	217	244	34	211	413	587	-29.6
Surrey - North	414	414	10	8	616	536	179	526	1,219	1,484	-17.9
Surrey - Guildford	13	14	0	0	47	48	159	6	219	68	**
Surrey - Whalley	78	121	0	2	0	30	167	470	245	623	-60.7
Surrey Total	855	973	50	48	1,245	1,134	782	1,407	2,932	3,562	-17.7
University Endowment Lands	4	5	0	0	7	16	232	466	243	487	-50.1
Vancouver - West End	0	0	0	0	0	0	304	134	304	134	126.9
Vancouver - Downtown	0	0	0	0	0	0	1,271	266	1,271	266	**
Vancouver - Kitsilano	11	5	20	12	0	0	435	24	466	41	**
Vancouver - False Creek	2	0	2	0	0	0	1,075	850	1,079	850	26.9
Vancouver - Granville/Oak	17	11	12	4	4	9	26	42	59	66	-10.6
Vancouver - Kerrisdale	57	77	0	0	0	0	6	12	63	89	-29.2
Vancouver - Marpole	65	68	16	8	0	0	118	13	199	89	123.6
Vancouver - Eastside	643	805	64	70	32	92	469	1,232	1,208	2,199	-45.1
Vancouver - Mt. Pleasant	3	0	48	30	15	0	132	129	198	159	24.5
Vancouver - Strath/Grand	11	5	14	2	11	31	184	24	220	62	**
Vancouver - Westside	386	547	2	0	33	0	284	96	705	643	9.6
Vancouver Total	1,195	1,518	178	126	95	132	4,304	2,822	5,772	4,598	25.5
West Vancouver	106	121	0	6	0	0	162	147	268	274	-2.2
White Rock	62	59	0	2	21	15	37	248	120	324	-63.0
Indian Reserves	29	0	0	0	0	0	0	103	29	103	-71.8
Vancouver CMA	4,114	4,598	578	440	2,504	2,211	10,535	11,143	17,731	18,392	-3.6

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	1	0
Burnaby - Central Park	0	0	4	0	0	0	0	0
Burnaby - Remainder	16	0	0	0	0	0	0	0
Burnaby Total	16	0	4	0	0	0	1	0
Coquitlam	4	10	0	0	249	0	23	34
Delta - Tsawwassen	0	0	0	0	0	0	3	0
Delta - Ladner	0	0	0	0	0	0	2	5
Delta - North	12	0	0	0	0	0	6	6
Delta	12	0	0	0	0	0	11	11
Langley City	0	0	0	0	0	0	0	0
Langley District	90	19	0	0	107	0	13	5
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	3	0	0	0	51	75	0	0
New Westminster	0	0	0	0	0	188	0	0
North Vancouver City	0	0	0	0	0	0	5	18
North Vancouver DM	0	0	0	0	0	0	3	8
Pitt Meadows	0	0	0	0	84	0	0	0
Port Coquitlam	0	0	0	0	0	0	0	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	16	42	0	0	245	33	6	5
Surrey - South	21	17	0	0	0	0	2	6
Surrey - Cloverdale	25	43	0	0	0	152	5	4
Surrey - North	39	21	0	0	0	0	22	13
Surrey - Guildford	0	0	0	0	0	0	1	2
Surrey - Whalley	0	0	0	0	0	0	7	1
Surrey Total	85	81	0	0	0	152	37	26
University Endowment Lands	0	0	0	0	0	0	0	174
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	134	0	0	0
Vancouver - Kitsilano	0	0	0	0	255	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	1
Vancouver - Kerrisdale	0	0	0	0	0	0	1	1
Vancouver - Marpole	0	0	0	0	0	0	1	1
Vancouver - Eastside	0	24	0	0	0	48	23	25
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	10	0	38	0
Vancouver - Westside	0	0	0	0	0	0	3	7
Vancouver Total	0	24	0	0	399	48	66	35
West Vancouver	0	0	0	0	6	6	0	0
White Rock	0	5	0	0	0	59	7	3
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	226	181	4	0	1,141	561	172	320

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	52	179	0	0
Burnaby - North	0	4	0	0	18	203	2	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	6
Burnaby - South & East	6	0	0	0	71	87	4	0
Burnaby - Central Park	60	0	4	0	591	245	0	0
Burnaby - Remainder	32	46	0	0	122	210	2	0
Burnaby Total	98	50	4	0	854	924	8	6
Coquitlam	84	241	0	0	794	1,002	157	172
Delta - Tsawwassen	0	0	0	0	88	0	7	2
Delta - Ladner	0	0	0	0	13	32	7	10
Delta - North	24	0	0	0	0	0	50	37
Delta	24	0	0	0	101	32	64	49
Langley City	38	0	0	0	0	63	0	0
Langley District	384	201	0	0	342	332	173	111
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	68	30	0	0	51	292	0	0
New Westminster	90	43	0	0	379	334	0	25
North Vancouver City	4	23	0	0	501	305	26	88
North Vancouver DM	0	37	0	0	0	140	41	45
Pitt Meadows	8	28	0	0	84	68	0	0
Port Coquitlam	128	94	0	0	112	129	80	19
Port Moody	0	23	0	0	0	291	0	0
Richmond	206	126	0	18	1,113	1,247	137	276
Surrey - South	365	276	0	0	218	135	25	59
Surrey - Cloverdale	217	244	0	0	0	181	34	30
Surrey - North	616	536	0	0	0	275	179	251
Surrey - Guildford	47	48	0	0	155	0	4	6
Surrey - Whalley	0	30	0	0	125	432	42	38
Surrey Total	1,245	1,134	0	0	498	1,023	284	384
University Endowment Lands	7	16	0	0	232	185	0	281
Vancouver - West End	0	0	0	0	118	134	186	0
Vancouver - Downtown	0	0	0	0	1,052	156	219	110
Vancouver - Kitsilano	0	0	0	0	391	24	44	0
Vancouver - False Creek	0	0	0	0	985	703	90	147
Vancouver - Granville/Oak	4	9	0	0	24	11	2	31
Vancouver - Kerrisdale	0	0	0	0	0	0	6	12
Vancouver - Marpole	0	0	0	0	104	0	14	13
Vancouver - Eastside	32	92	0	0	84	725	385	507
Vancouver - Mt. Pleasant	15	0	0	0	32	129	100	0
Vancouver - Strath/Grand	11	31	0	0	44	12	140	12
Vancouver - Westside	33	0	0	0	118	0	166	96
Vancouver Total	95	132	0	0	2,952	1,894	1,352	928
West Vancouver	0	0	0	0	21	18	141	129
White Rock	21	15	0	0	0	217	37	31
Indian Reserves	0	0	0	0	0	103	0	0
Vancouver CMA	2,500	2,193	4	18	8,034	8,599	2,501	2,544

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	2	0	0	0	0	0	2
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	5	23	0	0	0	0	5	23
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	7	22	0	0	1	0	8	22
Burnaby - Central Park	0	1	0	0	4	0	4	1
Burnaby - Remainder	13	45	16	0	0	0	29	45
Burnaby Total	25	91	16	0	5	0	46	91
Coquitlam	38	59	275	21	23	34	336	114
Delta - Tsawwassen	4	2	0	0	3	0	7	2
Delta - Ladner	2	14	0	0	2	5	4	19
Delta - North	7	10	22	0	6	6	35	16
Delta	13	26	22	0	11	11	46	37
Langley City	1	1	0	0	0	0	1	1
Langley District	36	18	199	22	18	6	253	46
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	10	17	54	75	1	1	65	93
New Westminster	3	6	0	188	0	0	3	194
North Vancouver City	9	2	0	0	5	18	14	20
North Vancouver DM	11	14	0	0	3	8	14	22
Pitt Meadows	2	0	84	0	0	0	86	0
Port Coquitlam	2	1	0	0	0	1	2	2
Port Moody	0	0	0	0	0	0	0	0
Richmond	68	22	263	82	8	5	339	109
Surrey - South	29	26	21	19	2	7	52	52
Surrey - Cloverdale	16	7	25	195	9	6	50	208
Surrey - North	40	35	39	21	24	17	103	73
Surrey - Guildford	3	3	0	0	1	2	4	5
Surrey - Whalley	11	7	0	0	7	1	18	8
Surrey Total	99	78	85	235	43	33	227	346
University Endowment Lands	1	1	0	0	0	174	1	175
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	134	0	0	0	134	0
Vancouver - Kitsilano	2	0	257	0	0	0	259	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	0	0	0	0	1	2	1
Vancouver - Kerrisdale	2	2	0	0	1	1	3	3
Vancouver - Marpole	3	2	0	0	2	1	5	3
Vancouver - Eastside	39	55	0	75	55	55	94	185
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	10	0	38	0	48	0
Vancouver - Westside	18	50	0	0	6	21	24	71
Vancouver Total	66	109	401	75	102	79	569	263
West Vancouver	9	7	6	6	0	0	15	13
White Rock	9	4	0	64	8	3	17	71
Indian Reserves	13	0	0	0	0	0	13	0
Vancouver CMA	415	458	1,405	768	227	373	2,047	1,599

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	5.6	1	5.6	0	0.0	9	50.0	7	38.9	18	1,274,241	2,193,280
Year-to-date 2013	1	12.5	0	0.0	0	0.0	3	37.5	4	50.0	8	--	--
Belcarra													
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	2	16.7	1	8.3	6	50.0	0	0.0	3	25.0	12	865,000	1,237,917
Year-to-date 2013	3	23.1	3	23.1	3	23.1	3	23.1	1	7.7	13	800,000	945,615
Burnaby													
December 2014	0	0.0	0	0.0	1	6.3	10	62.5	5	31.3	16	1,346,262	1,335,155
December 2013	0	0.0	0	0.0	17	19.3	46	52.3	25	28.4	88	1,255,500	1,355,350
Year-to-date 2014	0	0.0	2	0.5	55	14.6	240	63.5	81	21.4	378	1,255,000	1,298,288
Year-to-date 2013	1	0.3	6	2.1	61	21.0	161	55.5	61	21.0	290	1,192,000	1,261,838
Coquitlam													
December 2014	0	0.0	1	2.3	28	63.6	15	34.1	0	0.0	44	937,450	986,004
December 2013	1	2.3	9	20.5	24	54.5	6	13.6	4	9.1	44	850,000	915,773
Year-to-date 2014	2	0.8	14	5.3	148	56.5	91	34.7	7	2.7	262	948,950	1,008,817
Year-to-date 2013	5	1.6	71	22.8	163	52.4	62	19.9	10	3.2	311	840,000	897,028
Delta													
December 2014	0	0.0	0	0.0	7	53.8	5	38.5	1	7.7	13	975,000	1,130,586
December 2013	0	0.0	8	28.6	14	50.0	5	17.9	1	3.6	28	788,375	891,489
Year-to-date 2014	2	1.6	8	6.6	60	49.2	45	36.9	7	5.7	122	958,500	1,056,673
Year-to-date 2013	1	0.8	15	11.6	60	46.5	47	36.4	6	4.7	129	934,485	998,479
Langley City													
December 2014	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	3	21.4	10	71.4	1	7.1	0	0.0	14	848,571	822,316
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
December 2014	3	12.5	9	37.5	4	16.7	3	12.5	5	20.8	24	755,500	1,072,942
December 2013	6	28.6	6	28.6	7	33.3	1	4.8	1	4.8	21	660,000	783,512
Year-to-date 2014	32	12.2	113	43.1	60	22.9	29	11.1	28	10.7	262	720,474	902,683
Year-to-date 2013	93	33.9	72	26.3	45	16.4	25	9.1	39	14.2	274	689,900	900,118

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Maple Ridge													
December 2014	6	54.5	4	36.4	1	9.1	0	0.0	0	0.0	11	598,000	602,218
December 2013	8	57.1	3	21.4	2	14.3	1	7.1	0	0.0	14	582,900	662,460
Year-to-date 2014	107	52.2	77	37.6	11	5.4	10	4.9	0	0.0	205	598,900	629,109
Year-to-date 2013	141	72.3	39	20.0	11	5.6	4	2.1	0	0.0	195	565,900	581,319
New Westminster													
December 2014	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
December 2013	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
Year-to-date 2014	1	1.8	16	29.1	23	41.8	14	25.5	1	1.8	55	840,000	883,778
Year-to-date 2013	4	7.3	18	32.7	26	47.3	7	12.7	0	0.0	55	800,000	822,065
North Vancouver City													
December 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
December 2013	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	4.1	19	38.8	28	57.1	49	1,505,000	1,571,842
Year-to-date 2013	0	0.0	0	0.0	2	6.5	20	64.5	9	29.0	31	1,450,000	1,467,426
North Vancouver DM													
December 2014	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,970,000	2,237,186
December 2013	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2014	1	1.1	0	0.0	0	0.0	22	23.2	72	75.8	95	1,887,850	1,942,570
Year-to-date 2013	0	0.0	0	0.0	0	0.0	23	27.7	60	72.3	83	1,690,000	1,819,805
Pitt Meadows													
December 2014	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	5	50.0	5	50.0	0	0.0	0	0.0	0	0.0	10	599,850	607,166
Year-to-date 2013	10	66.7	3	20.0	2	13.3	0	0.0	0	0.0	15	598,000	626,573
Port Coquitlam													
December 2014	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
December 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	4	6.6	17	27.9	40	65.6	0	0.0	0	0.0	61	798,900	786,197
Year-to-date 2013	1	4.8	10	47.6	6	28.6	4	19.0	0	0.0	21	718,000	825,160
Port Moody													
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	2	25.0	4	50.0	2	25.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	4	66.7	2	33.3	0	0.0	6	--	--
Richmond													
December 2014	0	0.0	0	0.0	2	2.9	34	49.3	33	47.8	69	1,473,000	1,685,650
December 2013	0	0.0	0	0.0	3	11.5	7	26.9	16	61.5	26	1,567,000	1,745,231
Year-to-date 2014	1	0.2	1	0.2	27	6.7	164	40.6	211	52.2	404	1,503,000	1,626,117
Year-to-date 2013	0	0.0	0	0.0	18	6.3	118	41.5	148	52.1	284	1,525,500	1,648,726

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $600,000		$600,000 - $749,999		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
December 2014	11	10.6	30	28.8	42	40.4	8	7.7	13	12.5	104	799,000	978,063
December 2013	7	7.1	56	56.6	23	23.2	8	8.1	5	5.1	99	709,000	810,806
Year-to-date 2014	65	7.5	323	37.2	356	41.0	81	9.3	44	5.1	869	776,190	870,348
Year-to-date 2013	103	11.2	374	40.7	312	33.9	79	8.6	52	5.7	920	748,950	861,183
University Endowment Lands													
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Vancouver City													
December 2014	0	0.0	0	0.0	1	1.3	39	51.3	36	47.4	76	1,471,000	1,917,969
December 2013	0	0.0	3	2.2	4	3.0	29	21.5	99	73.3	135	2,125,000	2,425,301
Year-to-date 2014	1	0.1	6	0.6	18	1.9	294	31.2	622	66.1	941	1,998,000	2,306,747
Year-to-date 2013	0	0.0	8	0.8	33	3.3	291	29.1	668	66.8	1,000	2,005,000	2,308,172
West Vancouver													
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	3,280,000	3,866,800
December 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	107	100.0	107	3,450,000	3,929,673
Year-to-date 2013	1	0.9	0	0.0	0	0.0	3	2.7	109	96.5	113	3,643,000	3,870,028
White Rock													
December 2014	0	0.0	0	0.0	2	16.7	3	25.0	7	58.3	12	1,568,000	1,612,241
December 2013	0	0.0	1	16.7	0	0.0	2	33.3	3	50.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	7	12.1	13	22.4	38	65.5	58	1,691,500	1,803,645
Year-to-date 2013	0	0.0	3	5.4	2	3.6	22	39.3	29	51.8	56	1,547,500	1,676,658
Indian Reserves													
December 2014	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	549,900	549,900
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	29	100.0	0	0.0	0	0.0	0	0.0	0	0.0	29	549,900	549,900
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
December 2014	36	8.6	46	11.0	93	22.2	121	28.9	122	29.2	418	1,161,250	1,393,876
December 2013	22	4.5	88	17.8	101	20.5	111	22.5	171	34.7	493	1,148,000	1,503,561
Year-to-date 2014	253	6.4	587	14.8	825	20.8	1,037	26.2	1,263	31.9	3,965	1,158,000	1,471,827
Year-to-date 2013	364	9.6	622	16.3	748	19.6	875	23.0	1,202	31.5	3,811	1,099,000	1,456,875

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2014						
Submarket	Dec 2014	Dec 2013	% Change	YTD 2014	YTD 2013	% Change
Anmore	--	--	n/a	2,193,280	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	1,237,917	945,615	30.9
Burnaby	1,335,155	1,355,350	-1.5	1,298,288	1,261,838	2.9
Coquitlam	986,004	915,773	7.7	1,008,817	897,028	12.5
Delta	1,130,586	891,489	26.8	1,056,673	998,479	5.8
Langley City	--	--	n/a	822,316	--	n/a
Langley District	1,072,942	783,512	36.9	902,683	900,118	0.3
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	602,218	662,460	-9.1	629,109	581,319	8.2
New Westminster	--	--	n/a	883,778	822,065	7.5
North Vancouver City	--	--	n/a	1,571,842	1,467,426	7.1
North Vancouver DM	2,237,186	--	n/a	1,942,570	1,819,805	6.7
Pitt Meadows	--	--	n/a	607,166	626,573	-3.1
Port Coquitlam	--	--	n/a	786,197	825,160	-4.7
Port Moody	--	--	n/a	--	--	n/a
Richmond	1,685,650	1,745,231	-3.4	1,626,117	1,648,726	-1.4
Surrey	978,063	810,806	20.6	870,348	861,183	1.1
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,917,969	2,425,301	-20.9	2,306,747	2,308,172	-0.1
West Vancouver	3,866,800	--	n/a	3,929,673	3,870,028	1.5
White Rock	1,612,241	--	n/a	1,803,645	1,676,658	7.6
Indian Reserves	549,900	--	n/a	549,900	--	n/a
Vancouver CMA	1,393,876	1,503,561	-7.3	1,471,827	1,456,875	1.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Greater Vancouver December 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,374	-14.5	2,023	5,258	4,580	44.2	748,651	-0.5	741,576
	February	1,822	-29.2	1,909	5,010	4,683	40.8	760,976	-5.6	729,836
	March	2,373	-18.7	2,097	5,024	4,619	45.4	759,340	-0.3	744,938
	April	2,666	-6.0	2,152	6,049	4,353	49.4	739,587	0.6	732,708
	May	2,937	1.4	2,305	5,841	4,320	53.4	772,569	5.4	754,458
	June	2,668	11.3	2,388	5,038	4,518	52.9	762,861	8.8	767,109
	July	2,986	39.9	2,656	5,021	4,677	56.8	757,338	13.5	774,357
	August	2,557	53.1	2,664	4,315	4,790	55.6	784,567	8.2	783,604
	September	2,524	64.3	2,736	5,143	4,803	57.0	786,522	8.8	787,737
	October	2,698	37.0	2,587	4,487	4,703	55.0	775,542	5.3	772,172
	November	2,390	37.9	2,669	3,347	5,153	51.8	774,932	13.6	804,826
	December	1,990	69.9	2,799	1,943	5,276	53.1	785,574	14.9	815,139
2014	January	1,804	31.3	2,709	5,498	4,812	56.3	812,536	8.5	803,537
	February	2,570	41.1	2,752	4,860	4,571	60.2	846,978	11.3	810,253
	March	2,697	13.7	2,295	5,445	4,522	50.8	801,543	5.6	786,263
	April	3,090	15.9	2,656	6,118	4,884	54.4	801,171	8.3	797,003
	May	3,331	13.4	2,721	6,111	4,733	57.5	814,418	5.4	797,390
	June	3,452	29.4	2,905	5,518	4,810	60.4	796,714	4.4	802,901
	July	3,111	4.2	2,737	5,115	4,838	56.6	805,061	6.3	823,072
	August	2,820	10.3	2,979	4,036	4,788	62.2	802,763	2.3	802,814
	September	2,965	17.5	2,960	5,348	4,815	61.5	836,735	6.4	835,797
	October	3,113	15.4	3,002	4,608	5,013	59.9	819,336	5.6	817,467
	November	2,567	7.4	3,016	3,115	4,932	61.2	801,450	3.4	832,944
	December	2,173	9.2	2,961	1,937	4,991	59.3	819,384	4.3	848,648
	Q4 2013	7,078	0.0		9,777			778,157	0.0	
	Q4 2014	7,853	10.9		9,660			813,503	4.5	
	YTD 2013	28,985	13.9		56,476			767,765	5.2	
	YTD 2014	33,693	16.2		57,709			812,653	5.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2014

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	97.5	118.5	1,269	6.5	65.4	881
	February	595	3.00	5.24	97.6	119.8	1,271	6.4	65.3	892
	March	590	3.00	5.14	97.4	120.0	1,272	6.9	65.6	892
	April	590	3.00	5.14	97.5	118.5	1,276	6.9	65.7	893
	May	590	3.00	5.14	97.3	119.3	1,274	6.9	65.5	895
	June	590	3.14	5.14	97.1	119.0	1,272	6.5	65.0	898
	July	590	3.14	5.14	97.3	119.3	1,269	6.6	64.8	902
	August	601	3.14	5.34	97.0	119.5	1,269	6.8	64.8	906
	September	601	3.14	5.34	97.0	119.6	1,268	6.8	64.7	911
	October	601	3.14	5.34	96.8	119.3	1,268	6.6	64.4	908
	November	601	3.14	5.34	96.6	119.0	1,270	6.5	64.4	905
	December	601	3.14	5.34	96.5	118.5	1,279	6.4	64.7	899
2014	January	595	3.14	5.24	96.4	118.7	1,290	6.3	65.1	898
	February	595	3.14	5.24	96.4	119.5	1,292	6.2	65.0	891
	March	581	3.14	4.99	96.3	120.3	1,294	5.9	64.8	887
	April	570	3.14	4.79	96.0	120.7	1,294	5.7	64.6	881
	May	570	3.14	4.79	95.8	121.2	1,300	5.5	64.6	879
	June	570	3.14	4.79	95.7	121.4	1,302	5.6	64.6	884
	July	570	3.14	4.79	95.5	121.2	1,304	5.7	64.7	889
	August	570	3.14	4.79	95.8	121.2	1,306	5.7	64.7	897
	September	570	3.14	4.79	95.8	121.2	1,312	5.8	64.9	901
	October	570	3.14	4.79	96.2	120.6	1,318	6.1	65.3	897
	November	570	3.14	4.79	96.0	120.5	1,326	6.0	65.6	897
	December	570	3.14	4.79		119.6	1,327	5.9	65.5	900

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) December 2014		
Abbotsford-Mission CMA[1]	November 2014	December 2014
Trend[2]	431	475
SAAR	304	472
	December 2013	December 2014
Actual		
December - Single-Detached	14	22
December - Multiples	92	11
December - Total	106	33
January to December - Single-Detached	201	251
January to December - Multiples	548	248
January to December - Total	749	499

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2014	21	0	0	0	7	0	1	4	33
December 2013	12	0	0	0	0	90	2	2	106
% Change	75.0	n/a	n/a	n/a	n/a	-100.0	-50.0	100.0	-68.9
Year-to-date 2014	226	0	0	0	67	146	25	35	499
Year-to-date 2013	186	0	0	0	91	192	15	265	749
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
UNDER CONSTRUCTION									
December 2014	176	0	0	0	82	279	17	32	586
December 2013	136	0	0	0	67	192	13	253	661
% Change	29.4	n/a	n/a	n/a	22.4	45.3	30.8	-87.4	-11.3
COMPLETIONS									
December 2014	9	0	0	0	0	42	2	2	55
December 2013	18	0	0	0	0	0	1	3	22
% Change	-50.0	n/a	n/a	n/a	n/a	n/a	100.0	-33.3	150.0
Year-to-date 2014	186	0	0	0	52	59	21	258	576
Year-to-date 2013	182	0	0	0	107	0	5	61	355
% Change	2.2	n/a	n/a	n/a	-51.4	n/a	**	**	62.3
COMPLETED & NOT ABSORBED									
December 2014	48	0	0	0	40	16	n/a	n/a	104
December 2013	67	1	0	0	86	10	n/a	n/a	164
% Change	-28.4	-100.0	n/a	n/a	-53.5	60.0	n/a	n/a	-36.6
ABSORBED									
December 2014	11	0	0	0	1	42	n/a	n/a	54
December 2013	14	0	0	0	18	0	n/a	n/a	32
% Change	-21.4	n/a	n/a	n/a	-94.4	n/a	n/a	n/a	68.8
Year-to-date 2014	205	1	0	0	98	53	n/a	n/a	357
Year-to-date 2013	231	3	6	0	64	19	n/a	n/a	323
% Change	-11.3	-66.7	-100.0	n/a	53.1	178.9	n/a	n/a	10.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
December 2014	10	0	0	0	7	0	1	4	22
December 2013	7	0	0	0	0	90	2	2	101
Mission DM									
December 2014	11	0	0	0	0	0	0	0	11
December 2013	5	0	0	0	0	0	0	0	5
Indian Reserves									
December 2014	0	0	0	0	0	0	0	0	0
December 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2014	21	0	0	0	7	0	1	4	33
December 2013	12	0	0	0	0	90	2	2	106
UNDER CONSTRUCTION									
Abbotsford City									
December 2014	99	0	0	0	82	279	8	32	500
December 2013	82	0	0	0	67	150	9	253	561
Mission DM									
December 2014	77	0	0	0	0	0	9	0	86
December 2013	54	0	0	0	0	42	4	0	100
Indian Reserves									
December 2014	0	0	0	0	0	0	0	0	0
December 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2014	176	0	0	0	82	279	17	32	586
December 2013	136	0	0	0	67	192	13	253	661
COMPLETIONS									
Abbotsford City									
December 2014	3	0	0	0	0	0	1	2	6
December 2013	12	0	0	0	0	0	0	3	15
Mission DM									
December 2014	6	0	0	0	0	42	1	0	49
December 2013	6	0	0	0	0	0	1	0	7
Indian Reserves									
December 2014	0	0	0	0	0	0	0	0	0
December 2013	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
December 2014	9	0	0	0	0	42	2	2	55
December 2013	18	0	0	0	0	0	1	3	22

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
December 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
December 2014	24	0	0	0	40	16	n/a	n/a	80
December 2013	41	0	0	0	86	10	n/a	n/a	137
Mission DM									
December 2014	24	0	0	0	0	0	n/a	n/a	24
December 2013	26	1	0	0	0	0	n/a	n/a	27
Indian Reserves									
December 2014	0	0	0	0	0	0	n/a	n/a	0
December 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2014	48	0	0	0	40	16	n/a	n/a	104
December 2013	67	1	0	0	86	10	n/a	n/a	164
ABSORBED									
Abbotsford City									
December 2014	5	0	0	0	1	0	n/a	n/a	6
December 2013	10	0	0	0	18	0	n/a	n/a	28
Mission DM									
December 2014	6	0	0	0	0	42	n/a	n/a	48
December 2013	4	0	0	0	0	0	n/a	n/a	4
Indian Reserves									
December 2014	0	0	0	0	0	0	n/a	n/a	0
December 2013	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
December 2014	11	0	0	0	1	42	n/a	n/a	54
December 2013	14	0	0	0	18	0	n/a	n/a	32

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	% Change
Abbotsford City	11	9	0	0	7	0	4	92	22	101	-78.2
Mission DM	11	5	0	0	0	0	0	0	11	5	120.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	22	14	0	0	7	0	4	92	33	106	-68.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	126	121	2	0	65	91	181	415	374	627	-40.4
Mission DM	125	80	0	0	0	0	0	42	125	122	2.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	251	201	2	0	65	91	181	457	499	749	-33.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Abbotsford City	7	0	0	0	0	90	4	2
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	7	0	0	0	0	90	4	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	65	91	0	0	146	150	35	265
Mission DM	0	0	0	0	0	42	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	65	91	0	0	146	192	35	265

Table 2.4: Starts by Submarket and by Intended Market
December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Abbotsford City	10	7	7	90	5	4	22	101
Mission DM	11	5	0	0	0	0	11	5
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	21	12	7	90	5	4	33	106

Table 2.5: Starts by Submarket and by Intended Market
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	117	112	213	241	44	274	374	627
Mission DM	109	74	0	42	16	6	125	122
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	226	186	213	283	60	280	499	749

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	% Change
Abbotsford City	4	12	0	0	0	0	2	3	6	15	-60.0
Mission DM	7	7	0	0	0	0	42	0	49	7	**
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	11	19	0	0	0	0	44	3	55	22	150.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Abbotsford City	110	123	0	0	52	107	275	61	437	291	50.2
Mission DM	97	64	0	0	0	0	42	0	139	64	117.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	207	187	0	0	52	107	317	61	576	355	62.3

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Abbotsford City	0	0	0	0	0	0	2	3
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	0	0	0	42	0	2	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	52	107	0	0	17	0	258	61
Mission DM	0	0	0	0	42	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	52	107	0	0	59	0	258	61

Table 3.4: Completions by Submarket and by Intended Market
December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013	Dec 2014	Dec 2013
Abbotsford City	3	12	0	0	3	3	6	15
Mission DM	6	6	42	0	1	1	49	7
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	9	18	42	0	4	4	55	22

Table 3.5: Completions by Submarket and by Intended Market
January - December 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Abbotsford City	100	123	69	107	268	61	437	291
Mission DM	86	59	42	0	11	5	139	64
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	186	182	111	107	279	66	576	355

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
December 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
December 2014	0	0.0	2	40.0	2	40.0	1	20.0	0	0.0	5	--	--
December 2013	0	0.0	1	10.0	3	30.0	5	50.0	1	10.0	10	654,950	639,310
Year-to-date 2014	3	2.6	25	21.4	57	48.7	11	9.4	21	17.9	117	599,900	637,232
Year-to-date 2013	9	5.4	40	24.1	70	42.2	32	19.3	15	9.0	166	607,950	614,497
Mission DM													
December 2014	1	16.7	4	66.7	0	0.0	1	16.7	0	0.0	6	--	--
December 2013	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	39	44.3	38	43.2	9	10.2	2	2.3	0	0.0	88	458,950	463,266
Year-to-date 2013	15	23.1	46	70.8	3	4.6	1	1.5	0	0.0	65	460,000	473,569
Indian Reserves													
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford-Mission CMA													
December 2014	1	9.1	6	54.5	2	18.2	2	18.2	0	0.0	11	549,000	524,110
December 2013	3	21.4	2	14.3	3	21.4	5	35.7	1	7.1	14	589,950	578,700
Year-to-date 2014	42	20.5	63	30.7	66	32.2	13	6.3	21	10.2	205	549,900	562,554
Year-to-date 2013	24	10.4	86	37.2	73	31.6	33	14.3	15	6.5	231	565,000	574,842

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2014

Submarket	Dec 2014	Dec 2013	% Change	YTD 2014	YTD 2013	% Change
Abbotsford City	--	639,310	n/a	637,232	614,497	3.7
Mission DM	--	--	n/a	463,266	473,569	-2.2
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford-Mission CMA	524,110	578,700	-9.4	562,554	574,842	-2.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley December 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	576	-23.1	895	2,378	2,183	41.0	434,876	-7.4	456,810
	February	867	-27.4	963	2,224	2,173	44.3	470,600	-6.7	465,979
	March	1,039	-21.3	1,039	2,439	2,121	49.0	483,157	1.8	482,442
	April	1,276	-6.4	1,000	2,665	2,130	46.9	495,670	-1.1	482,986
	May	1,292	-14.5	1,005	2,855	2,190	45.9	499,852	3.1	483,815
	June	1,258	-9.4	1,045	2,298	2,127	49.1	499,672	-0.8	484,223
	July	1,382	3.8	1,109	2,455	2,147	51.7	500,668	4.4	498,438
	August	1,209	20.1	1,181	2,104	2,227	53.0	482,006	-0.2	479,497
	September	1,078	36.3	1,175	2,154	2,126	55.3	491,766	-0.7	492,394
	October	1,183	20.2	1,168	1,993	2,062	56.6	488,209	2.5	491,631
	November	920	9.5	1,123	1,523	2,298	48.9	519,967	17.6	538,202
	December	815	35.4	1,192	876	2,180	54.7	485,956	6.0	495,983
2014	January	729	26.6	1,145	2,376	2,243	51.0	491,415	13.0	515,275
	February	1,044	20.4	1,164	2,351	2,268	51.3	524,435	11.4	518,078
	March	1,195	15.0	1,076	2,524	2,246	47.9	505,698	4.7	504,534
	April	1,396	9.4	1,192	2,877	2,235	53.3	504,550	1.8	493,041
	May	1,546	19.7	1,252	2,903	2,280	54.9	536,186	7.3	517,583
	June	1,598	27.0	1,244	2,677	2,334	53.3	516,798	3.4	502,306
	July	1,526	10.4	1,238	2,377	2,110	58.7	503,722	0.6	501,516
	August	1,231	1.8	1,263	2,156	2,302	54.9	528,939	9.7	526,923
	September	1,344	24.7	1,365	2,529	2,327	58.7	520,477	5.8	519,956
	October	1,376	16.3	1,369	2,124	2,298	59.6	528,118	8.2	531,863
	November	1,053	14.5	1,356	1,507	2,347	57.8	518,977	-0.2	536,372
	December	979	20.1	1,353	995	2,406	56.2	523,874	7.8	535,743
	Q4 2013	2,918	20.3		4,392			497,592	8.2	
	Q4 2014	3,408	16.8		4,626			524,075	5.3	
	YTD 2013	12,895	-1.4		25,964			490,433	1.4	
	YTD 2014	15,017	16.5		27,396			517,718	5.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission

Table 6: Economic Indicators
December 2014

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	96.1	117.1	93	7.2	68.4	817
	February	595	3.00	5.24	96.1	118.3	93	7.1	68.1	816
	March	590	3.00	5.14	96.0	118.5	92	7.2	68.0	810
	April	590	3.00	5.14	96.0	117.2	92	7.8	68.1	798
	May	590	3.00	5.14	95.9	117.9	92	8.3	68.2	783
	June	590	3.14	5.14	95.7	117.6	93	8.3	69.3	780
	July	590	3.14	5.14	95.9	117.9	94	8.1	69.3	770
	August	601	3.14	5.34	95.6	118.0	95	7.9	69.8	773
	September	601	3.14	5.34	95.6	118.1	95	7.8	69.5	780
	October	601	3.14	5.34	95.4	117.7	95	7.9	69.7	798
	November	601	3.14	5.34	95.2	117.4	94	7.5	69.0	801
	December	601	3.14	5.34	95.1	117.0	94	7.9	69.1	801
2014	January	595	3.14	5.24	95.0	117.1	92	8.0	67.8	800
	February	595	3.14	5.24	95.0	118.0	92	8.5	67.5	808
	March	581	3.14	4.99	94.9	118.6	91	8.2	66.9	811
	April	570	3.14	4.79	94.6	119.0	93	7.8	67.7	805
	May	570	3.14	4.79	94.4	119.7	93	7.5	67.6	800
	June	570	3.14	4.79	94.3	119.8	92	7.6	66.9	805
	July	570	3.14	4.79	94.2	119.6	90	8.1	65.9	820
	August	570	3.14	4.79	94.4	119.6	89	8.4	64.9	830
	September	570	3.14	4.79	94.4	119.5	88	8.1	64.0	825
	October	570	3.14	4.79	94.7	119.0	90	7.2	64.5	816
	November	570	3.14	4.79	94.5	118.8	90	6.7	64.2	827
	December	570	3.14	4.79		118.1	91	6.5	64.5	834

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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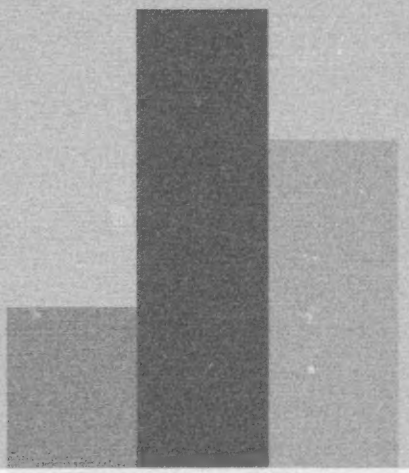

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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